
THE VILLAGE OF ROSELLE
COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE
NUMBER 2024-4359

**AN ORDINANCE
AMENDING CHAPTER 6
OF THE CODE OF ORDINANCES OF
THE VILLAGE OF ROSELLE, ILLINOIS
(FAIR HOUSING PRACTICES)**

DAVID PILESKI, Mayor
AMANDA HAUSMAN, Village Clerk

TOM DELLA PENNA
WAYNE D. DOMKE
DENA FORSYTHE
CHERYL LENISA
TOM PIORKOWSKI
LEE TREJO

Village Board

Published in pamphlet form by authority of the
Mayor and the Board of Trustees of the Village of Roselle
on this the 23rd day of September, 2024

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**AN ORDINANCE
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THE VILLAGE OF ROSELLE, ILLINOIS
(FAIR HOUSING PRACTICES)**

WHEREAS, the Village of Roselle (hereinafter referred to as the “Village”) is an Illinois Municipal Corporation organized pursuant to the laws of the State of Illinois;

WHEREAS, the Village has in full force and effect a codified set of ordinances which are of a general and permanent nature, which said codified set is known and designated as the Village Code of the Village of Roselle, as amended;

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs that protect the health, safety and welfare of its residents;

WHEREAS, the Village desires to amend its Village Code to provide for fair housing practices and protections; and

WHEREAS, the Corporate Authorities of the Village of Roselle are of the opinion that it is in the best interests of the safety, health and welfare of the residents to amend the village’s code of ordinances as referenced herein.

NOW, THEREFORE, BE IT ORDAINED, in open meeting assembled, by the Mayor and Board of Trustees of the Village of Roselle, Cook and DuPage Counties, Illinois as follows:

Section One - Recitals

The Board of Trustees hereby find that all of the recitals hereinbefore stated as contained in the preamble to this ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this ordinance as legislative findings.

Section Two – Amendment Village Code of Ordinances Chapter 6

Chapter 6 shall be amended to include Article V as follows (additions appearing underlined and any deleted language appearing with a ~~strike-through~~ line):

ARTICLE V – FAIR HOUSING PRACTICES

Sec. 6-XXX - Definitions.

For the purpose of this Chapter, the following words and phrases shall have the meaning respectively assigned to them:

Familial status means one or more individuals (who have not attained the age of 18 years) being domiciled with:

- (A) A parent or other person having legal custody of such individual or individuals or
- (B) The designee of such parent or other person having such custody, with the written permission of such parent or other person.

The protections afforded by this Chapter against discrimination on the basis of familial status apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

Housing accommodations includes any improved or unimproved real property, or part thereof, which is used or occupied, or is intended, arranged or designed to be used or occupied, as the home or residence of one or more individuals.

Lease includes sublease, assignment, and rent (or rental) and includes any contract to do any of the foregoing.

Lending institution means any bank, insurance company, savings and loan association, other person in the business of lending money or guaranteeing loans, any person in the business of obtaining, arranging or negotiating loans or guarantees as agent or broker, and any person in the business of buying loans or instruments for the payment of money which are secured by title to or a security interest in real property, but shall not include any religious institution or organization nor any charitable or educational organization operated, supervised or controlled by a religious institution or organization.

National origin includes national origin and ancestors.

Owner means any person who holds legal or equitable title to, or owns any beneficial interest in, any real property or who holds legal or equitable title to shares of, or holds any beneficial interest in, any real estate cooperative which owns any real property.

Purchase includes any contract to purchase.

Real estate broker or salesman means a person, whether licensed or not, who, for or with the expectation of receiving a consideration, lists, sells, purchases, exchanges, rents, or leases real property, or who negotiates or attempts to negotiate any of these activities, or who holds himself or herself out as engaged in these.

Real estate transaction includes the sale, exchange, rental or lease of real property and also includes the brokering or appraising of residential real property and the making or purchasing of loans or providing other financial assistance:

- (A) For purchasing, constructing, improving, repairing or maintaining a dwelling; or
- (B) Secured by residential real estate.

Real property includes buildings, structures, real estate, lands, tenements, leaseholds, interests in real estate cooperatives, condominiums, and hereditaments, corporeal and incorporeal, or any interest therein.

Sale includes any contract to sell, exchange or convey, transfer or assign legal or equitable title to or beneficial interest in real property.

Solicitation means any conduct designed or intended to induce the owner of any real property to sell, rent, exchange, convey, transfer or list for sale or rental such real property.

Sec. 6-XXX - Discrimination in Real Estate Transactions Prohibited.

- (A) No owner, lessee, or sublessee of real property, real estate broker or salesman, lender, financial institution, advertiser, or agent of any of the foregoing, shall discriminate against any person because of that person's race, color, religion, sex, national origin, ancestry, age, marital status, physical or mental handicap, familial status, or unfavorable discharge from military service with respect to any real estate transaction.
- (B) Any act of discrimination in a real estate transaction shall be considered an unfair housing practice, including but not limited to the following:
- (1) Refusal to engage in a real estate transaction with a person or discriminate in making available such a transaction.
 - (2) Altering the terms, conditions or privileges of a real estate transaction or in the furnishing of facilities or services in connection therewith.
 - (3) Refusal to receive or failure to transmit a bona fide offer to engage in a real estate transaction from a person.
 - (4) Refusal to negotiate for a real estate transaction with a person.
 - (5) Representing to a person that real property is not available for inspection, sale, rental, or lease when in fact it is so available, or failure to bring a property listing to his or her attention, or refusal to permit him or her to inspect real property.
 - (6) Printing, circulating, posting, mailing, publishing or causing to be published a written or oral statement, advertisement or sign, or using a form of application for a real estate transaction, or making a record in inquiry in connection with a prospective real estate transaction, which expresses any limitation founded upon, or indicating, directly or indirectly an intent to engage in unlawful discrimination.
 - (7) Offering, soliciting, accepting, using or retaining a listing of real property with knowledge that unlawful discrimination or discrimination on the basis of familial status in a real estate transaction is intended.
 - (8) Soliciting for sale, leasing, listing or purchasing any residential real estate within the Village on the grounds of loss of value due to the present or prospective entry into the vicinity of the property involved of any person or persons of any particular race, color, religion, national origin, ancestry, age, sex, marital status, familial status, or handicap.
 - (9) Distributing or causing to be distributed, written material or statements designed to induce any owner of residential real estate in this Village to sell or lease his or her property because of any present or prospective changes in the race, color, religion, national origin, ancestry, age, sex, marital status, familial status or handicap of residents in the vicinity of the property involved.
 - (10) Intentionally creating alarm, among residents of any community, by transmitting communications in any manner, including a telephone call whether or not conversation thereby ensues, with a design to induce any owner of residential real estate in this Village to sell or lease his or her property because of any present or prospective entry into the vicinity of the property involved of any person or persons of any particular race, color, religion, national origin, ancestry, age, sex, marital status, familial status or handicap.
 - (11) Discriminating or participating in discrimination in connection with borrowing or lending money, guaranteeing loans, accepting mortgages or otherwise obtaining or making available funds for the purchase, acquisition, construction,

rehabilitation, repairs or maintenance of any real property in the Village.

For the purpose of this subsection, discrimination in lending shall include:

- (a) Refusal to make loans; or
- (b) Differentiation in the type of loans, including interest rates, charges to buyer or seller, duration and amount of loan; or
- (c) Influencing appraisals in connection with loans; or
- (d) Delaying processing loan applications.

Sec. 6-XXX - Complaint Procedures.

- (A) The Village shall act as a local source for assistance and information for persons who have complaints related to unfair housing practices.
- (B) The Village shall provide assistance and information to any such person, which shall include but is not limited to:
 - (1) The rights and remedies available to a person who has been discriminated against by virtue of an unfair housing practice;
 - (2) The types of discrimination which are considered to be unfair housing practices;
 - (3) The names, addresses and phone numbers of county, state and federal agencies where such person may file formal complaints; and
 - (4) Such other relevant information or assistance as the Village may have available to assist such person.
- (C) The Village Administrator shall be responsible for coordinating and directing the Village's fair housing procedures.

Section Three – Codification

The title, chapter(s) and section(s) adopted by this ordinance shall be numbered and placed in an appropriate title, chapter(s), and section(s) when and during the codification of the Roselle Municipal Code.

Section Four - Conflict Clause

That all ordinances, parts of ordinances, resolutions, parts of resolutions or board actions in conflict with the terms of this ordinance shall be repealed to the extent of said conflict.

Section Five - Passage Clause

That this ordinance shall take full force and effect from and after its passage, approval and publication as provided by law.

Section Six - Constitutionality Clause

Any part or parts of this ordinance declared by a court of law to be invalid or unconstitutional shall not affect the validity of the remaining provisions of this ordinance or the Roselle Municipal Code.

Section Seven - Publication

This ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Section Eight - Recording

This ordinance shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of Roselle.

The Remainder of this Page has been Intentionally Left Blank / Roll Call Vote to follow:

DECIDED pursuant to a Roll Call Vote:

	YES	NO	ABSENT	ABSTAIN
Tom Della Penna	✓			
Wayne D. Domke	✓			
Dena Forsythe	✓			
Cheryl Lenisa	✓			
Tom Piorkowski	✓			
Lee Trejo	✓			
David Pileski (if necessary)				
TOTAL	6			

PASSED AND APPROVED by the Village of Roselle Board of Trustees on the 23rd day of September, 2024:

David Pileski
Mayor

ATTEST:

Amanda Hausman
Village Clerk

STATE OF ILLINOIS)
) SS
 COUNTIES OF DUPAGE AND COOK)

CLERK’S CERTIFICATION

I, Amanda Hausman, hereby certify that I am the duly elected and qualified Village Clerk in and for the Village of Roselle, DuPage and Cook Counties, Illinois; that I am the keeper of the files, records, and seal of said Village, and that the following is a true and correct copy of Ordinance No. 2024-4359.

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adopted and approved by the Mayor and the Board of Trustees at an official meeting held on September 23, 2024 and that the vote on the motion for adoption was as follows:

	YES	NO	ABSENT	ABSTAIN
Tom Della Penna	✓			
Wayne D. Domke	✓			
Dena Forsythe	✓			
Cheryl Lenisa	✓			
Tom Piorkowski	✓			
Lee Trejo	✓			
David Pileski (if necessary)				
TOTAL	6			

I do further certify that the deliberations of the Board on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Village Code of the Village of Roselle, as amended, and that the Board has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Board.

I further state that this Certification is issued under my hand and the seal of the Village of Roselle as required in the Illinois Compiled Statutes 65 ILCS 5/1-2-4.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Corporate Seal of said Village of Roselle, DuPage and Cook Counties, Illinois on the date set forth herein.

 Amanda Hausman, Village Clerk

(SEAL)