

**ORDINANCE 24-050**

**TITLED:**

**ORDINANCE AMENDING THE MUNICIPAL CODE OF THE VILLAGE OF  
BOLINGBROOK, CHAPTER 28 "HUMAN RELATIONS & SOCIAL SERVICES", TO  
REFLECT THE ILLINOIS HUMAN RIGHTS ACT, 775 ILCS 5/ARTICLE 1**

**VILLAGE CLERK  
VILLAGE OF BOLINGBROOK**

PREPARED BY & MAIL TO:

VILLAGE CLERK'S OFFICE  
VILLAGE OF BOLINGBROOK  
375 W. BRIARCLIFF RD.  
BOLINGBROOK, IL 60440

## **ORDINANCE 24-050**

### **ORDINANCE AMENDING THE MUNICIPAL CODE OF THE VILLAGE OF BOLINGBROOK, CHAPTER 28 "HUMAN RELATIONS & SOCIAL SERVICES", TO REFLECT THE ILLINOIS HUMAN RIGHTS ACT, 775 ILCS 5/ARTICLE 1**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Bolingbrook, Will and DuPage counties, Illinois (the "Village"), with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the Mayor and Village Board (the "Corporate Authorities") may amend the text of the Bolingbrook Village Code from time to time to meet the changing needs of the Village and its citizens; and

WHEREAS, the Corporate Authorities find it to be in the best interest of the Village to amend the Municipal Code of the village of Bolingbrook, Chapter 28 "Human Relations & Social Services", to reflect the Illinois Human Rights act, 775ILCS 5/Article 1.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF BOLINGBROOK, WILL AND DU PAGE COUNTIES, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:

SECTION ONE: The Mayor and Board of Trustees find as facts the recitals hereinabove set forth.

SECTION TWO: Chapter 28 of the Bolingbrook Village Code is hereby amended by incorporating the changes in the attached Exhibit 1.

SECTION THREE: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

SECTION FOUR: All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION FIVE: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

*(Remainder of Page Intentionally Blank)*

PASSED THIS 12<sup>TH</sup> DAY OF NOVEMBER 2024.

AYES:	6	Carpanzano, Doris, Kelly, Lawler, Quintero, Zarate
NAYS:	0	None
ABSENT:	0	None
ABSTENTIONS:	0	None

APPROVED THIS 12<sup>TH</sup> DAY OF NOVEMBER, 2024.



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MARY ALEXANDER-BASTA  
MAYOR

ATTEST:



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MARTHA BARTON  
VILLAGE CLERK

PUBLISHED BY THE VILLAGE CLERK, IN PAMPHLET FORM, BY AUTHORITY OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF BOLINGBROOK ON THIS 13<sup>TH</sup> DAY OF NOVEMBER, 2024.

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

I, Martha M. Barton, certify that I am the duly elected and acting Village Clerk of the Village of Bolingbrook, Will and DuPage Counties, Illinois.

I further certify that on November 12, 2024, the Corporate Authorities of such municipality passed, and approved Ordinance 24-050 entitled:

**ORDINANCE AMENDING THE MUNICIPAL CODE OF THE VILLAGE OF BOLINGBROOK, CHAPTER 28 "HUMAN RELATIONS & SOCIAL SERVICES", TO REFLECT THE ILLINOIS HUMAN RIGHTS ACT, 775 ILCS 5/ARTICLE 1**

The pamphlet form of Ordinance 24-050 including the Ordinance and a cover sheet, thereof, was prepared on November 12, 2024. Copies of such Ordinance are available for public inspection upon request in the office of the Village Clerk.

DATED at Bolingbrook, Illinois, this 13<sup>th</sup> day of November 2024.



Martha M. Barton  
VILLAGE CLERK

Sec. 28-20. - 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, creed, national origin, ancestry, or physical or mental disability,~~ **based on race, color, religion, sex, national origin, ancestry, age, order of protection status, marital status, physical or mental disability, military status, sexual orientation, pregnancy, or unfavorable discharge from military service** with respect to any real estate transaction.

- This additional language is verbatim from the Illinois Human Rights Act, 775 ILCS 5/Art. 1)



Sec. 28-20. - 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, creed, national origin, ancestry, or physical or mental disability, 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 attention, or refusal to permit him 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) 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 of any particular race, color, religion, sex, creed, national origin, ancestry, or physical or mental disability.
  - (8) Distributing or causing to be distributed, written material or statements designed to induce any owner of residential real estate in the village to sell or lease his property because of any present or prospective changes in the race, color, religion, sex, creed, national origin, ancestry, or physical or mental disability, in the vicinity of the property involved.
  - (9) 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 the village to sell or lease his property because of any present or prospective entry into the vicinity of the property involved of any person of any particular race, color, religion, sex, creed, national origin, ancestry, or physical or mental disability.
  - (10) 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, repair or maintenance of any real property in the village.
- (c) Discrimination in lending includes refusal to make loans, differentiation in the type of loans (including interest rates, charges to buyer or seller, duration and amount of loan), influencing appraisals in connection with loans or delaying processing loan applications.

• (Code 1973, § 28-102; Ord. No. 95-049, 4-11-1995)