

Sale, lease, Rental or Financing 2nd Draft
9/14/67

AN ORDINANCE PROHIBITING CERTAIN PRACTICES
OF DISCRIMINATION IN HOUSING ACCOMMODATIONS
BECAUSE OF RACE, CREED, COLOR, NATIONAL ORIGIN
OR ANCESTRY BY REAL ESTATE BROKERS AND
REAL ESTATE SALESMEN

BE IT ORDAINED by the President and Board of Trustees of
the Village of Skokie, Illinois:

Section 1. Declaration of Policy

It is hereby declared to be the policy of the Village of
Skokie in the exercise of its police power for the protection of
the public safety, public health, public welfare, and its power
to license and regulate real estate brokers, to assure equal
opportunity to all persons to obtain housing facilities, regardless
of race, color, religion, ancestry or national origin, and to that
end to prohibit discriminatory practices by real estate brokers,
real estate salesmen and agents.

Section 2. Definitions

- (a) The term "discriminate" includes difference in treatment
in the sale, lease, rental or financing of housing accom-
modations because of race, color, religion, ancestry or
national origin.
- (b) The term "real estate broker" means any real estate broker
required to be licensed under Chapter 16 Article 4 of this
code. [Any real estate broker not licensed by the Village
of Skokie, who shall exercise any function of a real estate
broker within the Village of Skokie, shall be deemed a
broker hereunder and be subject to all applicable provisions
hereof.]
- (c) The term "real estate salesman" means any person who, for
compensation or valuable consideration, is employed either
directly or indirectly by a real estate broker.

- (d) The term "Commission" means the ~~Village of~~ Skokie Human Relations Commission.
- (e) The term "housing accommodation" includes any building, structure, or portion thereof located within the Village of Skokie which is used or occupied, or is maintained, arranged or designed to be used or occupied as a home, residence or sleeping place of one or more human beings *and includes any vacant property zoned for residential use.* *Added*
- (f) The term "unlawful housing practice" means the commission of any act prohibited by Section 3 hereof.
- (g) "Complaint" means a charge of an unlawful housing practice. *Added*

Section 3. Prohibited Acts

It shall be an unlawful housing practice and unlawful for any real estate broker or any real estate salesman:

- (a) To make any distinction, discrimination or restriction against any person in the price, terms, conditions or privileges of any kind relating to the sale, rental lease or occupancy of any real estate used for residential purposes in the Village of Skokie or in the furnishing of any facilities or services in connection therewith, predicated upon the race, color, religion, national origin or ancestry of the prospective or actual buyer or tenant thereof. *Change*
- (b) To publish, circulate, issue or display, or cause to be published, circulated, issued or displayed, any communication, notice, advertisement, sign or other writing of any kind relating to the sale, rental or leasing of any residential ~~real property within the Village of Skokie~~ *housing accom.* which will indicate or express any limitation or discrimination in the sale, rental or leasing of such ~~residential real estate~~ *housing accom.*, predicated upon the race, color, religion or the national origin or ancestry of any prospective buyer, lessee or renter of such property.
- (c) To refuse to sell, lease or rent any ~~real estate for residential purposes within the Village of Skokie~~ *housing accom.* because of the race, color, religion, national origin or ancestry of the proposed buyer or renter.

(d) To discriminate or to participate in discriminating 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 ~~residential housing unit or~~ housing accommodation in the Village of Skokie because of race, color, religion or national origin or ancestry.

a housing accom
(e) To solicit for sale, lease or listing for sale or lease, ~~residential real estate~~ within the Village of Skokie on the ground of change of value due to the present, prospective or alleged entry into any neighborhood of any person or persons of any particular race, color, religion or national origin or ancestry.

(f) To distribute or cause to be distributed, written material or statements designed to induce any owner of ~~residential real estate~~ in the Village of Skokie to sell or lease his property because of any present, prospective or alleged change in the race, color, religion or national origin or ancestry of persons in the neighborhood. *housing accom*

(g) To deliberately and knowingly refuse information, ^{or inspection} commonly ^{or records} available to prospective purchasers, of ~~residential real estate~~ within the Village of Skokie because of race, color, religion or national origin or ancestry. *changed wording*

Added { (h) To enter into a listing agreement which prohibits the sale or rental of ~~real estate~~ ^{housing accom} to any person because of race, color, religion, national origin or ancestry.

(i) To act or undertake to act as a real estate broker, ^{a salesman} with respect to any ~~property~~ ^{housing accom} the disposition of which is prohibited to any person because of race, color, religion, national origin or ancestry.

Section 4. Duties of the Human Relations Commission.

The Commission shall be charged with the duty of enforcing the provisions of this ordinance. In discharging this responsibility it shall:

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- Advised
- (a) Receive and investigate complaints filed with the Commission pursuant to Section 5 of this ordinance.
 - (b) Upon good cause shown and after appropriate investigation, initiate a complaint.
 - (c) Seek conciliation of such complaint, hold hearings, make ^{written} findings of fact, ^{and} ~~issue orders and publish its findings of fact and orders~~ in accordance with the provisions of this ordinance and with the ordinance establishing the Commission.
 - (d) Render from time to time, but not less than once a year, a written report of its activities and recommendations with respect to fair housing practices to the ~~Mayer~~ ^{President} and the ~~Village Board of Trustees~~ ^{Trustees}.
 - (e) ^{after public hearing and approval by the Corp. Council} ~~Adopt~~ ^{and publish} such rules and regulations as may be necessary to carry out the purposes and provisions of this ordinance.

Until a complaint has been filed by a third party or ~~negotiated~~ ^{initiated} ~~by~~ ^{the} Commission, the consideration of any alleged specific unfair housing practice shall be in executive session.

Section 5. Complaints by Persons Other Than the Commission

Any person aggrieved in any manner by any violation of any provision of this ordinance may file a written complaint within ~~60~~ ⁷⁵ days of the date of the alleged violation, setting forth his grievance with the Skokie Human Relations Commission. Said complaint shall state the name and address of the complainant and of the persons against whom the complaint is brought and shall also state the facts surrounding the alleged violation of this ordinance.

Section 6. Enforcement Procedure

(a) The Commission shall have the power to enforce the provisions of this ordinance and to investigate every complaint filed hereunder. If the Commission determines that the respondent has not engaged in any unlawful practice, it shall state its findings of fact in writing and dismiss the complaint. If the Commission determines after such investigation that probable cause exists for the allegations made in the complaint, the Commission shall set a date for the conciliation hearing. At such hearing, the Commission shall interview the complainant and the person or persons against whom the complaint has been directed and shall attempt to resolve the complaint by all proper methods of conciliation and persuasion. If such attempts at conciliation are not successful within sixty (60) days after the date of filing of the complaint, the Commission shall then proceed promptly with full hearing of the complaint.

(b) Such hearing shall be conducted by the Commission upon due and reasonable notice to all parties. The Commission shall have full power to subpoena witnesses and pertinent documents, which power may be enforced by the Commission by proper petition to any court of competent jurisdiction. The Commission shall have power to administer oaths and to take sworn testimony. At the conclusion of the hearings the Commission shall render a

written report and recommendations, which shall be served by mail upon the complainant and the respondent. No report shall be delayed more than sixty (60) days after the date of the issuance of notice for commencement of the first hearing.

(c) The Commission shall be empowered at the conclusion of such proceedings and as part of its report, to recommend to the Village Manager of the Village of Skokie the suspension or revocation of the broker's license of any broker licensed by the Village of Skokie who shall have been a respondent to any proceedings thus filed and found guilty of violation of any applicable provision of this ordinance. Any broker whose license has been suspended or revoked by the Village Manager, or any respondent aggrieved by the decision of the Village Manager, shall have full right to appeal from such order of suspension or revocation in accordance with procedure specified in the Administrative Review Act of Illinois. The order of the Village Manager shall be final and transmitted to the Commission as part of its record and ^{he} it shall serve a copy thereof upon the respondent, and any appeal may be taken thereafter.

(d) In addition thereto the Village Manager may direct the Corporation Counsel to file with the Department of Registration and Education of the State of Illinois a complaint against any real estate broker or salesman found guilty of violating any provision of this ordinance, seeking suspension or revocation of the license issued to such broker or salesman by the State of Illinois.

Section 7. Severability

If any section, subdivision, paragraph, sentence or clause of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect any remaining portion, section or part thereof.

This ordinance shall take effect on the _____ day of _____, 1967.

ADOPTED this _____ day of _____, 1967.

Village Clerk

Ayes _____

Nays _____

Absent _____

Approved by me this _____
day of _____, 1967.

President, Village of Skokie

Attested and filed in my office this _____ day of _____, 1967, and published on the _____ day of _____, 1967.

Village Clerk