

TITLE 10

Land Use Regulations

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CHAPTER 1 Fair Housing

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SEC. 10-1-1 STATEMENT OF POLICY.

It is the policy of the Village of Plainfield to provide, within constitutional limitations, for fair housing throughout the Village of Plainfield.

SEC. 10-1-2 DISCRIMINATION.

No person shall discriminate in the sale or rental of any housing or commit any discriminatory housing practice within the Village of Plainfield.

SEC. 10-1-3 DEFINITIONS.

(a) **DWELLING** -Means any building, structure or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure or portion thereof.

(b) **FAMILY** -Means any number of persons related by blood, adoption or marriage or not to exceed four (4) persons not so related living together in one dwelling as a single housekeeping entity. "Family" may also mean a single individual.

(c) **PERSON** -Means one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint stock companies, trusts, unincorporated organizations, trustees, trustees in bankruptcy, receivers, and fiduciaries.

(d) **TO RENT** -Means to lease, to sublease, to let or otherwise grant for a consideration the right to occupy premises not owned by the occupant.

(e) **DISCRIMINATORY HOUSING PRACTICE** -Means:

(1) To refuse to sell or rent after the making of a bona fide offer or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex or national origin.

(2) To discriminate against any person in the terms, conditions or privileges of sale or rental of a dwelling or in the provision of services or facilities in connection therewith because of race, color, religion, sex or national origin.

(3) To make, print or publish or cause to be made, printed or published any notice, statement or advertisement with respect to the sale or rental of a dwelling that indicates any preference, limitation or discrimination based on race, color, religion, sex or national origin, or an intention to make such preference, limitation or discrimination.

(4) To represent to any person because of race, color, religion, sex or national origin that any dwelling is not available for inspection, sale or rental when such dwelling is in fact available.

(5) For profit to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of any persons of a particular race, color, religion, sex or national origin.

(6) For any bank, savings and loan association, insurance company or other corporation, association, firm or enterprise whose business consists in whole or in part in the making of commercial real estate loans to deny a loan or other financial assistance to a person applying therefor to purchase, construct, improve, repair or maintain a dwelling, or to discriminate against them in fixing the amount, interest, rate, duration or other terms or conditions of such loan or other financial assistance because of their race, color, religion, sex or national origin or of any person associated with them in connection with such loan or other financial assistance or the purposes of such loan or other financial assistance, or of the present or prospective owners, lessees, tenants

or occupants of the dwelling or dwellings in relation to which such loan or other financial assistance is given.

(7) To deny any person access to or membership or participation in any multiple listing service, real estate broker's organization or other service, organization or facility relating to the business of selling or renting dwellings or to discriminate against them in the terms or conditions of such access, membership or participation on account of race, color, religion, sex or national origin.

SEC. 10-1-4 EQUAL OPPORTUNITY OFFICER.

(a) APPOINTMENT. The Village Board shall appoint an Equal Opportunity Officer who shall carry out the provisions as contained in this ordinance.

(b) DUTIES. The Equal Opportunity Officer shall:

(1) Disseminate information and attempt by discussion and other means to educate local people with a greater understanding, appreciation and practice of human rights, to the extent that the Village of Plainfield will be a better place to live.

(2) Receive complaints alleging violation of this ordinance arising from bona fide transactions and attempt to eliminate or remedy any violation by means of conciliation, persuasion, education or any other means.

(3) From time to time, but not less than once every year, submit a progress report to the Village Board regarding fair housing activity in the Village of Plainfield.

SEC. 10-1-5 ENFORCEMENT OF CHAPTER.

Whenever the Equal Opportunity Officer is unable to eliminate or correct an alleged discriminatory housing practice by informal means, the Officer may request the Village of Plainfield Legal Counsel to commence and prosecute a civil action to enforce the provisions of this Chapter. The Village's Legal Counsel may then bring a civil action in County Court by filing a complaint setting forth the facts and requesting such preventive relief, including the application for a temporary or permanent injunction, restraining order, or such other order as he deems necessary to insure the full enjoyment of the rights granted by this Chapter, provided however, that nothing contained herein shall prevent the imposition of fine or forfeiture in addition to other remedies enumerated herein, and any person who shall violate any provisions of this Chapter shall be subject to penalty as provided in Section 10-1-6 hereof.

SEC. 10-1-6 PENALTY.

Any person who willfully violates this Chapter or any lawful order issued hereunder shall, for each violation, forfeit not less than Twenty (\$20.00) Dollars nor more than Three Hundred (\$300.00) Dollars.