

VILLAGE OF MULBERRY GROVE, ILLINOIS

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ORDINANCE NO. 2025-699

**AN ORDINANCE IMPLEMENTING INSPECTIONS  
PRIOR TO OCCUPANCY FOR ALL RESIDENTIAL  
PROPERTY**

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ADOPTED BY THE  
BOARD OF TRUSTEES  
OF THE VILLAGE OF  
MULBERRY GROVE, ILLINOIS  
THIS 11th DAY OF AUGUST, 2025

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Published in pamphlet form by the authority of the Board of Trustees of the  
Village of Mulberry Grove, Bond County, Illinois, this 11th day of August, 2025.

*Prepared By:*

Jeffrey A. Mollet  
Nicole E. Mollet  
Michael A. Lawlor, Jr.  
**silver lake group, ltd.**  
560 Suppiger Way  
P.O. Box 188  
Highland, Illinois 62249  
Tel: 618.654.8341  
Fax: 618.654.8391

c. It shall be unlawful for any person to take possession and occupy any part of any residential property without obtaining a Village-issued Health Safety Inspection Certificate of Compliance. It shall be the responsibility of the purchaser of any interest in any residential property to have the residential property inspected by Village prior to taking possession of the residential property for occupancy.

d. Until a Health Safety Inspection has been conducted on any residential rental property, it shall be unlawful for any person to occupy a residential rental property that does not have a current and valid Village-issued Health Safety Inspection Certificate of Compliance.

e. Until a Health Safety Inspection has been conducted on any residential property, it shall be unlawful for any person to take possession of and occupy a residential property that does not have a current and valid Village-issued Health Safety Inspection Certificate of Compliance.

f. It is unlawful for any person to violate any provision of this Chapter, and any violation hereof shall be subject to the penalty provisions of 50-1-10.

Chapter 50, Article 1, Section 6 of the Codified Ordinances of the Village of Mulberry Grove shall include a new clause "o" to read as follows:

#### **50-1-6 HEALTH SAFETY INSPECTION.**

o. Change in Owner Occupancy. Prior to any change in ownership or occupancy of any residential structure or residential property, the prospective buyer and/or occupant must contact the Health Safety Inspection Officer to request a Health Safety Inspection. A change of ownership requires all residential property be brought into compliance with Village Code and applicable law. If the residential structure or residential property is found to be in violation of the Code or applicable law, the deficiencies must be corrected, and the property re-inspected and approved prior to being approved for possession and occupancy.

Chapter 50, Article 1, Section 7, clause f of the Codified Ordinances of the Village of Mulberry Grove is hereby amended to read as follows:

#### **50-1-7 APPEALS.**

f. Any residential rental property or residential property which is the subject of an appeal may not be occupied, let for occupancy, sold, and/or transferred, while any appeal is pending.

## CERTIFICATION

I, Dianne Seibert, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Mulberry Grove, Bond County, Illinois, and that as such officer, I am the keeper of the records and files of the Village of Mulberry Grove, Illinois.

I do further certify that the foregoing document is a true, correct and complete copy of Ordinance 2025-699 as passed by the Board of Trustees of the Village of Mulberry Grove, Illinois at the regular Village Board Meeting on the 11th day of August, 2025, said ordinance being entitled:

ORDINANCE NO. 2025-699

# **AN ORDINANCE IMPLEMENTING INSPECTIONS PRIOR TO OCCUPANCY FOR ALL RESIDENTIAL PROPERTY**

In witness whereof, I have hereunto affixed my official signature and the seal of the Village of Mulberry Grove, Bond County, Illinois, this 11th day of August, 2025.

Dianne Siebert  
Dianne Siebert, Village Clerk  
Village of Mulberry Grove, Illinois

(SEAL)

