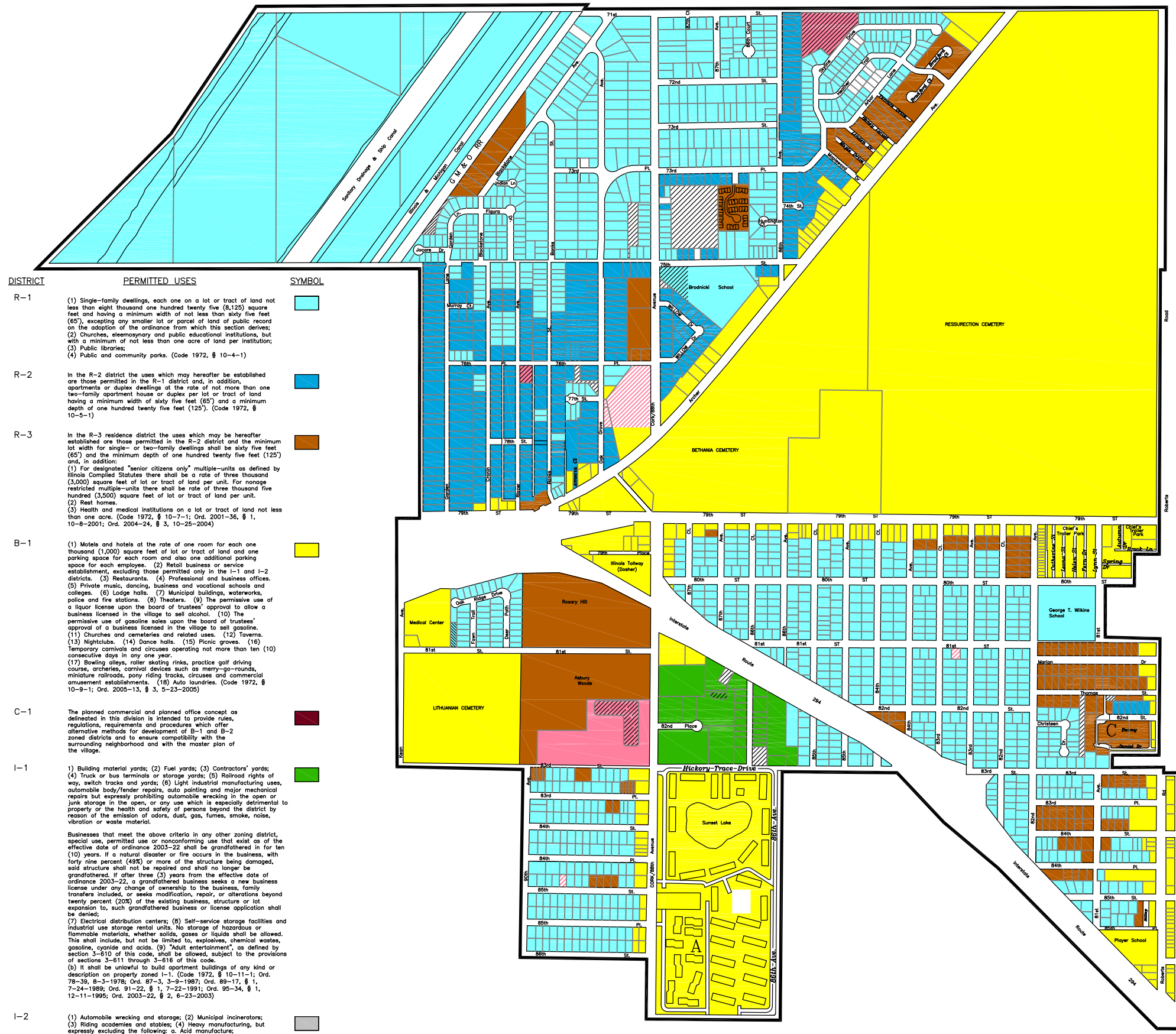
VILLAGE OF JUSTICE



SCALE: 1"=1200'

DISTRICT	PERMITTED USES	SYMBOL
R–1	(1) Single–family dwellings, each one on a lot or tract of land not less than eight thousand one hundred twenty five (8,125) square feet and having a minimum width of not less than sixty five feet (65'), excepting any smaller lot or parcel of land of public record on the adoption of the ordinance from which this section derives; (2) Churches, eleemosynary and public educational institutions, but with a minimum of not less than one acre of land per institution; (3) Public libraries; (4) Public and community parks. (Code 1972, § 10–4–1)	
R–2	In the R–2 district the uses which may hereafter be established are those permitted in the R–1 district and, in addition, apartments or duplex dwellings at the rate of not more than one two–family apartment house or duplex per lot or tract of land having a minimum width of sixty five feet (65') and a minimum depth of one hundred twenty five feet (125'). (Code 1972, § 10–5–1)	
R–3	In the R–3 residence district the uses which may be hereafter established are those permitted in the R–2 district and the minimum lot width for single– or two–family dwellings shall be sixty five feet (65') and the minimum depth of one hundred twenty five feet (125') and, in addition: (1) For designated "senior citizens only" multiple–units as defined by Illinois Compiled Statutes there shall be a rate of three thousand (3,000) square feet of lot or tract of land per unit. For nonage restricted multiple–units there shall be rate of three thousand five hundred (3,500) square feet of lot or tract of land per unit. (2) Rest homes. (3) Health and medical institutions on a lot or tract of land not less than one acre. (Code 1972, § 10–7–1; Ord. 2001–36, § 1, 10–8–2001; Ord. 2004–24, § 3, 10–25–2004)	
B–1	(1) Motels and hotels at the rate of one room for each one thousand (1,000) square feet of lot or tract of land and one parking space for each room and also one additional parking space for each employee. (2) Retail business or service establishment, excluding those permitted only in the I–1 and I–2 districts. (3) Restaurants. (4) Professional and business offices. (5) Private music, dancing, business and vocational schools and colleges. (6) Lodge halls. (7) Municipal buildings, waterworks, police and fire stations. (8) Theaters. (9) The permissive use of a liquor license upon the board of trustees' approval to allow a business licensed in the village to sell alcohol. (10) The permissive use of gasoline sales upon the board of trustees' approval of a business licensed in the village to sell gasoline. (11) Churches and cemeteries and related uses. (12) Taverns. (13) Nightclubs. (14) Dance halls. (15) Picnic groves. (16) Temporary carnivals and circuses operating not more than ten (10) consecutive days in any one year. (17) Bowling alleys, roller skating rinks, practice golf driving course, archeries, carnival devices such as merry–go–rounds, miniature railroads, pony riding tracks, circuses and commercial amusement establishments. (18) Auto laundries. (Code 1972, § 10–9–1; Ord. 2005–13, § 3, 5–23–2005)	
C–1	The planned commercial and planned office concept as delineated in this division is intended to provide rules, regulations, requirements and procedures which offer alternative methods for development of B–1 and B–2 zoned districts and to ensure compatibility with the surrounding neighborhood and with the master plan of the village.	
I–1	1) Building material yards; (2) Fuel yards; (3) Contractors' yards; (4) Truck or bus terminals or storage yards; (5) Railroad rights of way, switch tracks and yards; (6) Light industrial manufacturing uses, automobile body/fender repairs, auto painting and major mechanical repairs but expressly prohibiting automobile wrecking in the open or junk storage in the open, or any use which is especially detrimental to property or the health and safety of persons beyond the district by reason of the emission of odors, dust, gas, fumes, smoke, noise, vibration or waste material. Businesses that meet the above criteria in any other zoning district, special use, permitted use or nonconforming use that exist as of the effective date of ordinance 2003–22 shall be grandfathered in for ten (10) years. If a natural disaster or fire occurs in the business, with forty nine percent (49%) or more of the structure being damaged, said structure shall not be repaired and shall no longer be grandfathered. If after three (3) years from the effective date of ordinance 2003–22, a grandfathered business seeks a new business license under any change of ownership to the business, family transfers included, or seeks modification, repair, or alterations beyond twenty percent (20%) of the existing business, structure or lot expansion to, such grandfathered business or license application shall be denied; (7) Electrical distribution centers; (8) Self–service storage facilities and industrial use storage rental units. No storage of hazardous or flammable materials, whether solids, gases or liquids shall be allowed. This shall include, but not be limited to, explosives, chemical wastes, gasoline, cyanide and acids. (9) "Adult entertainment", as defined by section 3–610 of this code, shall be allowed, subject to the provisions of sections 3–611 through 3–616 of this code. (b) It shall be unlawful to build apartment buildings of any kind or description on property zoned I–1. (Code 1972, § 10–11–1; Ord. 78–39, 8–3–1978; Ord. 87–3, 3–9–1987; Ord. 89–17, § 1, 7–24–1989; Ord. 91–22, § 1, 7–22–1991; Ord. 95–34, § 1, 12–11–1995; Ord. 2003–22, § 2, 6–23–2003)	
I–2	(1) Automobile wrecking and storage; (2) Municipal incinerators; (3) Riding academies and stables; (4) Heavy manufacturing, but expressly excluding the following: a. Acid manufacture; b. Creosote manufacture; c. Explosive manufacture and storage; d. Fertilizer manufacture; e. Gas manufacture; f. Smelting of iron, tin, copper or zinc ores; g. Stockyards; h. Tanning, curing and storage of rawhides or skins; i. Tar distillation or manufacture. (b) It shall be unlawful to build apartment buildings of any kind or description on property zoned I–2. (Code 1972, § 10–13–1)	
	Retention/Detention Area. District 'Color' Symbol Varies.	
	Justice Community Parks	
	Justice Park District Parks	

THE ZONING DISTRICT CLASSIFICATIONS, DESCRIPTIONS AND PERMITTED USES INDICATED ON THIS MAP ARE FOR GENERAL INFORMATION ONLY. USER SHOULD CONSULT WITH TEXT OF ZONING AND SUBDIVISION ORDINANCES OF THE VILLAGE FOR SPECIFIC INFORMATION.

STREETS
DEDICATED: NORMAL
PRIVATE: ITALICIZED

THIS VILLAGE ZONING MAP WAS APPROVED AND ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF JUSTICE, COOK COUNTY, ILLINOIS AT A MEETING HELD ON MARCH 27TH, 2017 BY ORDINANCE # 2017–09.

PREPARED BY: HOEFFERLE BUTLER ENG, Inc.
8714 S. ROBERTS RD
HICKORY HILLS, IL 60457

REVISED MARCH 27TH, 2017