

LAND USE AND ZONING SUMMARY FOR REDEVELOPMENT OPPORTUNITY SITES

Property	Acreage (approx.)	Existing Land Use	Existing Zoning ¹	Future Land Use Designation ²	Restrictions
Kroehler Lot	2.4 acres	Commuter Parking Lot	Industrial	Mixed-Use/ Transportation	2004 Metra Grant ⁴
Water Tower West	2.9 acres ³	Commuter Parking Lot Former Public Works Building (now storage) City Water Tower	Industrial	Mixed-Use/ Transportation	1998 BNSF Lease ⁵
Lower Burlington Lot	2.1 acres	Commuter Parking Lot	Industrial	Transportation/ Utilities	1982 IDOT Grant ⁶ 2004 Metra Grant ⁴
Upper Burlington Lot	2 acres	Commuter Parking Lot	Industrial	Transportation/ Utilities	1982 IDOT Grant ⁷ 1998 BNSF Lease ⁸
Parkview Lot	1.2 acres	Commuter Parking Lot	B5 District	Transportation/ Utilities	1982 IDOT Grant ⁶ 1998 BNSF Lease ⁸ Potential Bus Depot Location ⁹
DuPage Children's Museum	XX	Museum, Surface Parking and Stormwater	B3 District	Institutional	DuPage Children's Museum Lease Agreement ¹⁰
190 E. 5th Avenue	1.48 acres	Office and Parking	Industrial	Mixed-Use	

¹ The City of Naperville Zoning Regulations are available in Title 6 of the Naperville Municipal Code, available online at www.naperville.il.us.

² See 5th Avenue Study for additional information, including a definition of "Mixed-Use".

³ Includes parcel of land currently occupied by water tower.

⁴ Metra Grant to purchase land and construct 26 permit spaces at Lower Burlington Lot. A total of 26 daily fee spaces were established in the Kroehler Lot to fulfill the grant agreement.

⁵ BNSF lease for approximate 6,300 square foot area at southeast corner of WTW (separate parcel). Parking is prohibited on this parcel per the lease agreement.

⁶ IDOT funding to acquire land, design, and construct 250 spaces in the Lower Burlington Lot and 150 spaces in Parkview Lot.

⁷ IDOT funding to resurface and restripe 290 spaces in the Upper Burlington Lot.

⁸ BNSF lease for Upper Burlington Lot and north edge of Parkview Lot (adjacent to platform).

⁹ Per City Council acceptance of the Naperville Metra Station Bus Depot and Commuter Access Feasibility Study, potential implementation of a bus depot on the Parkview Lot will be evaluated in the future should circumstances such as transit demand, redevelopment opportunities, or congestion issues warrant construction of a bus depot.

¹⁰ Second Amended and Restated Lease Agreement with DCM approved by City Council on October 21, 2014.