

Land Use Petition

Subject Property Information

Address / Location: 580 Exchange Court and 560 Exchange Court
Parcel Number(s): 07-21-102-020, 07-21-102-021

Petition Request

- Requesting approval of a Final Plat Revision, consolidating Lot 1 and Lot 2 of Meridian Seven Subdivision, located at 580 Meridian Court and 560 Meridian Court, to establish Loaves & Fishes Subdivision.
- Requesting the Vacation of a Parking Easement for the Property at 580 Exchange Court and 560 Exchange Court.
- Requesting a Staff Review for Loaves & Fishes Subdivision, for a Business and Professional, Office (2400) use and a Warehouse, Distribution and Storage Services (3300) use.

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

Development Data Tables (Document 1-0)

Microsoft Word Copy of:

Legal Description (Format Guidelines 2-1)

One Paper and One PDF Copy of:

Qualifying Statement (Format Guidelines 2-1)

Plat of Survey (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

Two Paper and One PDF Copy of:

Final Engineering Plans (2-16)

Stormwater Permit Application (App 1-14)

Stormwater Report (2-10)

PE Use Fee Fixture Count Sheet (5-4)

Geotechnical Soil Investigation Report

Two Paper and One PDF Copy of:

Final Plat (Format Guidelines 2-5)

Site Plan (Format Guidelines 2-4)

Landscape Plan (Format Guidelines 2-7)

Building & Signage Elevations (Format Guidelines 2-11)

Plat of Vacation (Format Guidelines 2-17)

Fire Access Plan (Format Guidelines 2-6)

Off-Site Easement

Petition Fee: \$575.00

Payable to: City of Aurora

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 12/16/25

Print Name and Company: MICHAEL J. HAVALA, LOAVES & FISHES COMMUNITY SERVICES

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

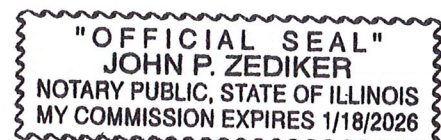
Given under my hand and notary seal this 16th day of December, 2025.

State of Illinois)
) SS

NOTARY PUBLIC SEAL

County of DePage)

[Signature]
Notary Signature



Project Contact Information Sheet

Project Number: 24.250

Petitioner Company (or Full Name of Petitioner): Loaves & Fishes

Owner

First Name: Mike Initial: _____ Last Name: Havala Title: _____
Company Name: Loaves & Fishes
Job Title: _____
Address: 1871 High Grove Ln
City: Naperville State: IL Zip: 60540
Email Address: mhavala@loaves-fishes.org Phone No.: _____ Mobile No.: _____

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: _____ Other
Company Name: Loaves & Fishes
First Name: Ned Initial: _____ Last Name: Bacon Title: _____
Job Title: _____
Address: 580 Exchange Ct
City: Aurora State: IL Zip: 60504
Email Address: nabacon@comcast.net Phone No.: 331-444-3348 Mobile No.: _____

Additional Contact #1

Relationship to Project: _____ Architect
Company Name: Powers Brown Architecture
First Name: Julie Initial: _____ Last Name: Mitros Title: _____
Job Title: Architect
Address: mitros@powersbrown.com
City: Oakbrook Terrace State: IL Zip: 60181
Email Address: mitros@powersbrown.com Phone No.: 312-967-4530 Mobile No.: _____

Additional Contact #2

Relationship to Project: _____ Engineer
Company Name: Cage Architecture
First Name: Daniel Initial: _____ Last Name: Burns Title: _____
Job Title: Engineer
Address: 2200 Cabot Dr, Ste 325
City: Lisle State: IL Zip: 60532
Email Address: dburns@cagecivil.com Phone No.: 630-598-0007 Mobile No.: _____

Additional Contact #3

Relationship to Project: _____
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Additional Contact #4

Relationship to Project: _____
Company Name: _____
First Name: _____ Initial: _____ Last Name: _____ Title: _____
Job Title: _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____ Phone No.: _____ Mobile No.: _____

Filing Fee Worksheet

Project Number: 24.250

Petitioner: Loaves & Fishes

Number of Acres: 3.88

Number of Street Frontages: 1.00

Non-Profit Yes

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 0.00

Filing Fees Due at Land Use Petition:

Request(s):	Final Plat Revision	\$ 375.00
	Vacations	\$ 100.00
	Staff Review	\$ 100.00

Total: **\$575.00**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Stephen Broadwell

Date:

Parking and Stacking Requirement Worksheet

Project Number: 24.250

Petitioner: Loaves & Fishes

Parking Requirement

Total Parking Requirement	70
Enclosed Parking Spaces	-
Surface Parking Spaces	70

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

OFFICE USE ONLY

Verified By: Stephen Broadwell

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
3,095	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	10
58,800	Structure 2600: Warehouse, storage or distribution facility	1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space per 2,500 SF in excess of 150,000 SF of GFA	59

Landscaping CTE Requirement Worksheet

Project Number: 24.250

Petitioner: Loaves & Fishes

Street Frontage 289 L.F.

Stormwater HWL

- L.F. Wet Bottom
- L.F. Dry Bottom

Neighborhood Border - L.F.

Dwelling Units - units

Subdivision Name: Meridian Seven

Unit/Phase:

Lot Number

Perimeter Yard

1,329 L.F.

Buffer Yard

- L.F.

Surface Parking Spaces

146 spaces

Parking Lot Islands

7 Number

Building Foundation

913 L.F.

Lot 1, Lot 2

Standard Requirements

		Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	9.0	9	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	40.0	20	18	18	80	80
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	11.0	7	0	0	37	37
Building Foundation	9.0	0	0	0	90	90
Total:	69.0	36	18	18	207	207

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By:

Stephen Broadwell

Date:

LEGAL DESCRIPTION
LOAVES & FISHES FACILITY
AURORA, ILLINOIS

LOTS 1 AND 2 IN MERIDIAN SEVEN SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 12 IN MERIDIAN BUSINESS CAMPUS PHASE 1, IN SECTION 21, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MERIDIAN SEVEN SUBDIVISION RECORDED NOVEMBER 21, 2000 AS DOCUMENT R2000-183524, IN DUPAGE COUNTY, ILLINOIS.



Loaves & Fishes Community Services

October 23, 2025

From: Michael J. Havala
President and CEO
Loaves & Fishes Community Services,
Sole Member of Loaves & Fishes Property Holdings II, LLC and
Loaves & Fishes Property Holdings III, LLC
1871 High Grove Lane
Naperville, IL 60540
Phone: 312-339-7773
Email: mhavala@loaves-fishes.org

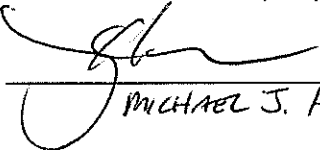
To: City of Aurora, Planning and Zoning Division
44 E. Downer Place
Aurora, IL 60507
630-256-3080
coaplaning@aurora.il.org

Re: Authorization Letter for: 560 Exchange Ct and 580 Exchange Ct, Aurora, IL 60504

To whom it may concern:

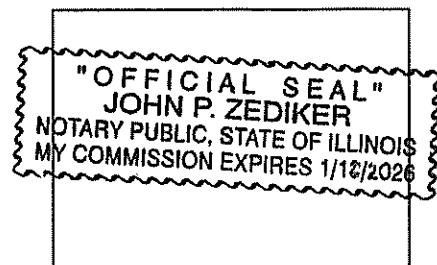
As the record owner of the above listed properties, I hereby affirm that I have full legal capacity to authorize Dykema Gossett PLLC, and its representatives, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

Loaves & Fishes Community Services, sole Member of Loaves & Fishes Property Holdings II, LLC
and Loaves & Fishes Property Holdings III, LLC

Signature:  Date: 10/23/25
MICHAEL J. HAVALA, CEO

Subscribed And Sworn To Before Me This 23rd Day
Of October, 2025

Notary Signature 



QUALIFYING STATEMENT FOR VARIANCE REQUEST

I. Introduction: Petitioners, Loaves & Fishes Property Holdings II, LLC and III are Illinois limited liability companies and the developer (“Developer”) of approximately four (4) acres of vacant property, located at 580 and 560 Exchange Court in the City of Aurora, DuPage County, Illinois (the “Subject Property”). The Subject Property is currently zoned M-1 (Manufacturing Limited). The City of Aurora Comprehensive Plan designates the Subject Property as M-1. An additional supporting document is attached which more fully explains the Developer’s operations on the Subject Property.

II. Description of Proposal:

The Developer is requesting two variances from setback requirements in order to build an addition to the existing food bank operations on the site.

The proposed variances support the expansion of the existing use which is the highest and best use for the Subject Property, and will generally benefit the City and its residents in at least the following ways:

a) *The public health, safety, morals, comfort or general welfare:*

The proposed development is compatible with much of the existing zoning approved for the Meridian Business Park. The variances allow the maximum amount of building footprint and meet the needs for a fire lane reaching the expansion area. As the fire lane is only going to be used in emergencies, it still provides a buffer to the neighboring buildings.

b) *The use and enjoyment of other property already established or permitted in the general area:*

The proposed development is consistent and in harmony with the City of Aurora’s Comprehensive Plan and the existing uses in the area. The immediately surrounding area includes a mix of warehouse and office uses

c) *Property values within the neighborhood.*

The undeveloped portion of the Subject Property has been vacant for many years. The Development will stabilize the area by adding additional warehouse space. Such Development will not have an adverse effect on the value of adjacent or nearby properties as the expansion will be a high quality warehouse building.

d) *The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts:*

As the existing use is already compatible with the adjacent development, the expansion will be similarly compatible.

e) *Utilities, access roads, drainage and/or other necessary facilities:*

All utilities are present or readily available to the Subject Property.

f) *Ingress and egress as it relates to traffic congestion in the public streets:*

There is sufficient roadway capacity on the surrounding public roadways to accommodate the development of the Subject Property; and development of the Subject Property will not significantly impair ingress and egress, nor affect traffic congestion in the public streets.

g) *The applicable regulations of the zoning district in which the subject property is proposed to be or is located:*

The Subject Property shall be limited to those uses permitted in the M-1 District, consistent with the existing building on the Subject Property.

III. Requested Variances, Modifications or Exceptions from the City's Codes and Ordinances.

Both these variances are needed to accommodate a fire lane needed by the City's Fire Department.

(1) A 4.5 foot setback on the west property line to accommodate the fire lane while maximizing the space to support the food banks mission given increased demand.

(2) A 8.6 setback on the south property line to accommodate the fire lane while maximizing the space to support the food banks mission given increased demand.