



City of Aurora

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Legistar History Report

File Number: 25-1043

File ID: 25-1043	Type: Petition	Status: Draft
Version: 1	General Ledger #:	In Control: Building, Zoning, and Economic Development Committee
		File Created: 12/22/2025
File Name: Loaves & Fishes / 580 Exchange Ct / Final Plat	Final Action:	
Title: A Resolution Approving a Revision to the Final Plat for Meridian Seven Subdivision, located at 580 Exchange Court and 560 Exchange Court, and Establishing Loaves & Fishes Subdivision (Loaves & Fishes- 25-1043 / NA21/1-25.399-FSD/SR - SB - Ward 10)		

Notes:

Sponsors:	Enactment Date:
Attachments: Exhibit "A" Final Plat - 2026-01-13 - 2025.399, Land Use Petition and Supporting Documents - 2025-12-29 - 2025.399, Property Parcel Maps - 2025-11-13 - 2025.399	Enactment Number:
Planning Case #: NA21/1-25.399-FSD/SR	Hearing Date:
Drafter: sbroadwell@aurora-il.org	Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	01/21/2026	Forwarded	Building, Zoning, and Economic Development Committee	01/28/2026		Pass
Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Owusu-Safo, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 1/28/2026. The motion carried.							
Notes: <i>Mr. Broadwell said thank you. Hi everyone, it's good to see you all again. My name is Stephen Broadwell; I'm a Planner with the City of Aurora Zoning Division. So, as we just heard, this is a Final Plat to establish the new Loaves and Fishes Subdivision. The Planning Commission, I'm sure, remembers this. The Petitioner, who I'll invite up to speak in a few minutes to answer any questions. Loaves and Fishes, the Commission will remember that in November of this last year, the setback variance was approved for the western and southern property lines, and also the warehouse moratorium. So, as part of this overall development, Loaves and Fishes is coming through to consolidate the 2 lots that you see on the screen. These are Lot 1 and Lot 2 of Meridian Seven Subdivision. So, the nature of the request is really that as they're expanding their operations as a non-profit food pantry, the building is crossing over the lot lines so as a result, they're required to consolidate the lots into a single lot.</i> <i>That's really the scope of the proposal. In addition to the consolidation, they're also dedicating a</i>							

15-foot-wide City easement again for ongoing operations and maintenance as required by the Engineering Department. And then you can also see on the Final Plat, there is a parking easement that is being vacated. So, the Planning Commission today is voting for the Final Plat and pending approval of this Final Plat, the Plat of Vacation will meet up at BZE, the next BZE meeting, really to follow through on these requirements.

That's really the sum of the proposal. I don't know if there are any questions for Staff. Otherwise, I can bring up the Petitioner.

Mr. Pickens said I have one question. What's the difference from the last time we'd seen this? Anything?

Mr. Broadwell said in terms of the sum of the proposal? Or...not much, really. They're just moving forward. They're getting ready, you know, or at least going through the review process if they haven't submitted for the building addition.

Mr. Pickens said that's it. Thanks.

Mr. Lee said on the map, where is Lot 560?

Mr. Broadwell said I'm sorry, can you repeat the question?

Mr. Lee said where is Lot 560?

Mr. Broadwell said so, 560 is...oh jeez...so I think these addresses are out of date. I think it's 560 is down here and then 580 is up here with existing building.

Mr. Lee said gotcha.

Mr. Broadwell said so, the addresses are 580 Exchange Court and 560 Exchange Court. So, 580 is Lot 1, what's currently on Lot 1. And then, 560 is on Lot 2, I believe.

Mr. Lee said thank you.

Mr. Broadwell said so, there will be a change in addresses, I believe. Does that answer your question?

Mr. Lee said yes, thank you.

Mr. Broadwell said yeah, it took me...had to jog my memory a little bit. Any other questions?

Chairman Pilmer said does the Petitioner want to add anything? If no other questions, does Staff have a recommendation?

Mr. Broadwell said Staff would recommend Approval of the Resolution approving a revision to the Final Plat for Meridian Seven Subdivision, located at 580 Exchange Court and 560 Exchange Court, and establishing Loaves and Fishes Subdivision.

Chairman Pilmer said you've heard Staff's recommendation. Is there a motion?

MOTION OF APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Owusu-Safo

AYES: Chairman Pilmer, Mr. Chambers, Mr. Lee, Mrs. Owusu-Safo, Mr. Pickens, and Mr. Roberts

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. And then, this will next be heard?

Mr. Broadwell said this will next be heard at the Building, Zoning, and Economic Development Committee, Wednesday, January 28th at 4 pm, City Council Chambers.

Chairman Pilmer said good luck.

Aye: 6 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large Owusu-Safo, At Large Pickens and At Large Roberts

Text of Legislative File 25-1043