

# City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: [www.aurora-il.org](http://www.aurora-il.org)



## 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)

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)

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)

Fire Access Plan (Format Guidelines 2-6)  
Off-Site Easement

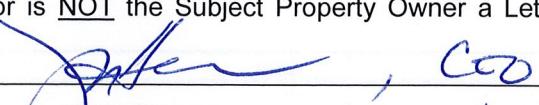
**Petition Fee: \$575.00**

**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:



Date

12/16/25

Print Name and Company:

MICHAEL J. HAVAIA, LOAVES & FISHES COMMUNITY SERVICES

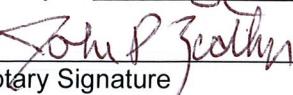
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a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

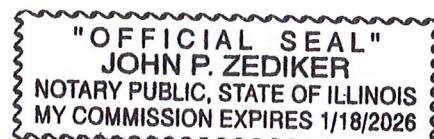
Given under my hand and notary seal this 16<sup>th</sup> day of December, 2025.

State of Illinois)  
) SS

NOTARY PUBLIC SEAL

County of DuPage)

  
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: Havała Title: \_\_\_\_\_  
 Company Name: Loaves & Fishes  
 Job Title: \_\_\_\_\_  
 Address: 1871 High Grove Ln  
 City: Naperville State: IL Zip: 60540  
 Email Address: mhavała@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.: \_\_\_\_\_



Planning and Zoning Division 77 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora.il.us

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## Filing Fee Worksheet

Project Number: 24.250

Linear Feet of New Roadway: 0

Petitioner: Loaves & Fishes

New Acres Subdivided (if applicable): 0.00

Number of Acres: 3.88

Area of site disturbance (acres): 0.00

Number of Street Frontages: 1.00

Non-Profit Yes

### 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

<b>Total Parking Requirement</b>	<b>70</b>
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

<b>Total Stacking Requirement (number of stacking spaces)</b>	<b>-</b>	
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.

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### 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

**Perimeter Yard** 1,329 L.F.

**Buffer Yard** - L.F.

**Surface Parking Spaces**  
**Parking Lot Islands**  
**Building Foundation**

146 spaces

7 Number

913 L.F.

**Unit/Phase:**

**Lot Number**

Lot 1, Lot 2

### Standard Requirements

	Total CTEs Required	Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalant Value				
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
<b>Total:</b>	<b>69.0</b>	<b>36</b>	<b>18</b>	<b>18</b>	<b>207</b>	<b>207</b>

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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.



October 23, 2025

From: Michael J. Havała  
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: [mhavaala@loaves-fishes.org](mailto:mhavaala@loaves-fishes.org)

To: City of Aurora, Planning and Zoning Division  
44 E. Downer Place  
Aurora, IL 60507  
630-256-3080  
[coaplanning@aurora.il.org](mailto:coaplanning@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 ~~www~~ Land Use Petition process with the City of Aurora for said property.

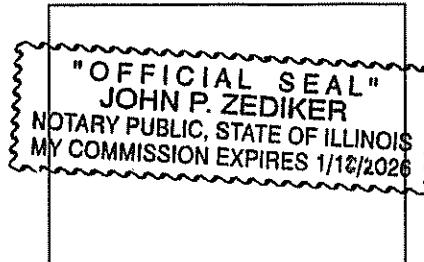
Loaves & Fishes Community Services, sole Member of Loaves & Fishes Property Holdings II, LLC  
and Loaves & Fishes Property Holdings III, LLC

Signature: 

Date: 10/23/25

Subscribed And Sworn To Before Me This 23<sup>rd</sup> 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.