



CITY OF AURORA, ILLINOIS

ORDINANCE NO. 026-032  
DATE OF PASSAGE May 12, 2026

An Ordinance approving a Conditional Use on 2850, 2871, and 2880 Vision Court for a Food, textiles, and related products (3110) Use

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, Trinity Christian Center of Santa Ana Inc, is the owner of record of the real estate legally described on Exhibit "A", attached hereto and incorporated herein by reference as if fully set forth, and hereafter referred to as Exhibit "A"; and

WHEREAS, by petition dated February 24, 2026, Prova, Inc filed with the City of Aurora a petition requesting approval of a Conditional Use for a Food, textiles, and related products use located at 2850, 2871, and 2880 Vision Court for the property described in Exhibit "A"; and

WHEREAS, after due notice and publication of said notice, the Planning and Zoning Commission conducted a public hearing on April 22, 2026, reviewed the petition and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, on April 29, 2026, the Building, Zoning and Economic Development Committee of the Aurora City Council reviewed said petition and the before mentioned recommendations and recommended CONDITIONAL APPROVAL of said petition; and

WHEREAS, the City Council, based upon the recommendation and the stated standards of the Planning and Zoning Commission, finds that the proposed Conditional Use is not contrary to the purpose and intent of Chapter 49 of the Code of Ordinances, City of Aurora.

NOW, THEREFORE, BE IT ORDAINED by the Building, Zoning and Economic Development Committee of the City of Aurora, Illinois, as follows:

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Section One: That the City Council of the City of Aurora, Illinois finds as fact all of the preamble recitals of this Ordinance.

Section Two: That this Ordinance shall be in full force and effect, and shall be controlling, upon its passage and approval.

Section Three: That all Ordinances or part of Ordinances in conflict herewith are hereby repealed insofar as any conflict exists.

Section Four: That any section, phrase or paragraph of this Ordinance that is construed to be invalid, void or unconstitutional shall not affect the remaining sections, phrases or paragraphs of this Ordinance which shall remain in full force and effect.

Section Five: In accordance with Sec. 104.3 of Chapter 49 of the Code of Ordinances, City of Aurora, being the Zoning Ordinance and the Zoning Map attached thereto, and Article V of Chapter 34 of the Code of Ordinances, City of Aurora, a Conditional Use permit is hereby granted for a for the real estate property legally described in Exhibit "A".

Section Six: That this Conditional Use permit hereby granted is solely for the purpose of a and is subject to all of the conditions set forth herein which shall be binding and remain in full force and effect upon the property, the petitioner and their respective heirs, executors, administrators, successors, assigns and devisees for the duration of said Conditional Use.

Section Seven: That the petitioner agrees to sign the Memorandum of Agreement attached hereto as Exhibit "B" within fourteen (14) days from the date of passage of this Ordinance and that said Conditional Use permit is granted specifically contingent upon the following conditions:

1) That should the City receive odor complaints from residential and commercial properties, the City, as determined by the Zoning Administrator, may require the property to install within 12 months a chemical hood odor scrubber designed to capture and neutralize esters, terpenes, aldehydes, ketones, alcohol vapor, ammonia, amines, other VOCs and Chemical odorants.

Section Eight: That should any of the above-stated conditions not be met or that the property described in Exhibit "A" is not developed in accordance with the Conditional Use the City Council shall take the necessary steps to repeal this Ordinance.

Section Nine: That future proposals for expansion or intensification of whatever kind for the property legally described in said Exhibit "A", except as provided for herein, shall be considered only upon proper application, notice and hearing as provided by Article V of Chapter 34 of the Code of Ordinances, City of Aurora.

ORDINANCE NO. 0216-032  
DATE OF PASSAGE May 12, 2026

Section Ten: That the property legally described in Exhibit "A" shall remain in the underlying zoning classification of ORI Office, Research, and Light Industry and upon termination of the use of said property for a Food, textiles, and related products (3110) Use this Conditional Use permit shall terminate and the classification of ORI Office, Research, and Light Industry shall be in full force and effect.

Section Eleven: That this shall remain subject to compliance, except as herein modified, with the minimum standards of all applicable City Ordinances.

ORDINANCE NO. 026-032

LEGISTAR NO. 26-0264

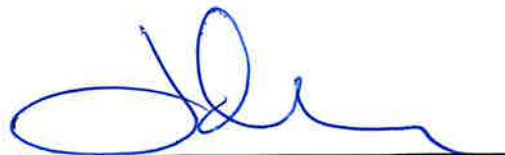
PASSED AND APPROVED ON: May 12, 2026

AYES 11 NAYS 0 NOT VOTING 0 ABSENT 1

ALDERMAN	Vote
Alderman Barreiro, Ward 1	absent
Alderwoman Garza, Ward 2	yes
Alderman Mesiacos, Ward 3	yes
Alderman Núñez, Ward 4	yes
Alderman Franco, Ward 5	yes
Alderman Saville, Ward 6	yes
Alderman Bañuelos, Ward 7	yes
Alderwoman Smith, Ward 8	yes
Alderman Bugg, Ward 9	yes
Alderwoman Baid, Ward 10	yes
Alderman Larson, At-Large	yes
Alderman White, At-Large	yes

ATTEST:

  
City Clerk Jennifer Stallings

  
Mayor John Laesch