

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



Land Use Petition

Subject Property Information

Address / Location: 2880 Vision Court, 2850 Vision Court, 2871 Vision Court
Parcel Number(s): 14-01-378-002, 14-01-378-003, 14-01-378-004

Petition Request

Requesting approval of a Conditional Use for a Food, Textiles, and Related Products (3110) use on Lot 2, Lot 3, and Lot 4 of Deerpath Commerce Center, Unit One, located at 2880 Vision Court, 2850 Vision Court, and 2871 Vision Court

Attachments Required

(a digital file of all documents is also required)

Digital Copy of:

Development Tables and Calculators (Document 1-0)

Two Paper and One PDF Copy of:
Floor Plan

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)

Petition Fee: \$1,723.89

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 02/13/2026

Print Name and Company: William SIMON, CEO Prova Inc

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.

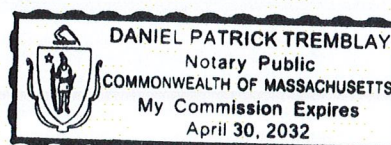
Given under my hand and notary seal this 13th day of February, 2026.

State of MASSACHUSETTS
) SS

NOTARY PUBLIC SEAL

County of Essex

[Signature]
Notary Signature



Project Contact Information Sheet

Project Number: 2026.001

Petitioner Company (or Full Name of Petitioner): Prova, Inc

Owner

First Name: John Initial: B Last Name: Casoria Title: Mr.
Company Name: Trinity Broadcasting Network
Job Title: Assistant Secretary
Address: 2442 Michelle Dr
City: Tustin State: CA Zip: 92780
Email Address: jbcasoria@tbn.tv Phone No.: 714-665-2102 Mobile No.: 714-665-2102

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

Relationship to Project: Contract Purchaser
Company Name: Prova, Inc
First Name: William Initial: _____ Last Name: Simon Title: Mr.
Job Title: CEO
Address: 48 Dunham Ridge Rd, Suite #5000
City: Beverly State: MA Zip: 1915
Email Address: William.simon@prova.fr Phone No.: (978) 880-0927 Mobile No.: (978) 880-0927

Additional Contact #1

Relationship to Project: Real Estate Broker
Company Name: Lee & Associates
First Name: Michael Initial: _____ Last Name: Plumb Title: Mr.
Job Title: Principal
Address: 9450 W. Bryn Mawr Ave, Suite 550
City: Rosemont State: IL Zip: 60018
Email Address: mplumb@lee-associates.com Phone No.: (847) 560-0481 Mobile No.: (847) 560-0481

Additional Contact #2

Relationship to Project: Real Estate Broker
Company Name: Lee & Associates
First Name: Colin Initial: _____ Last Name: Sons Title: Mr.
Job Title: Associate
Address: 9450 W. Bryn Mawr Ave, Suite 550
City: Rosemont State: IL Zip: 60018
Email Address: csons@lee-associates.com Phone No.: (630) 414-2346 Mobile No.: (630) 414-2346

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: 2026.001

Petitioner: Prova, Inc

Number of Acres: 30.11

Number of Street Frontages: 3.00

Non-Profit No

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): Conditional Use	\$ 1,678.89
Public Hearing Notice Sign(s)	\$ 45.00

Total: **\$1,723.89**

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

Verified By: Stephen Broadwell

Date: 02/13/2016

Parking and Stacking Requirement Worksheet

Project Number: 2026.001

Petitioner: Prova, Inc

Parking Requirement

Total Parking Requirement	100
Enclosed Parking Spaces	-
Surface Parking Spaces	100

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.

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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>
22,185	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	74
26,316	Structure 2500: Manufacturing and Industrial buildings and structures Up to 150,000 sq ft	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	26

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Authorized Signature: _____ Date _____

Print Name and Company: _____

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 _____ day of _____.

State of _____)
) SS

NOTARY PUBLIC SEAL

County of _____)

Notary Signature

City of Aurora

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Land Use Petition

Subject Property Information

Address / Location: 2880 Vision Court

Parcel Number(s): 14-01-378-003

Petition Request

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Petition Fee: ~~\$948.51~~ 1,123.89

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Authorized Signature: [Signature] Date 4 February 2026

Print Name and Company: Trinity Christian Center of Santa Ana, Inc.

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.

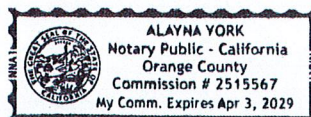
Given under my hand and notary seal this 4th day of February 2026.

State of California)
) SS

NOTARY PUBLIC SEAL

County of Orange)

[Signature]
Notary Signature





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

1-5

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Job Title: Assistant Secretary
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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.:



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1-6

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Petitioner: Prova, Inc
Number of Acres: 30.11
Number of Street Frontages: 3.00
Non-Profit No

Linear Feet of New Roadway: 0
New Acres Subdivided (if applicable): 0.00
Area of site disturbance (acres): 0.00

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26,316	Structure 2500: Manufacturing and Industrial buildings and structures Up to 150,000 sq ft	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	26

January 30th, 2026

From: Name, Title: J.B. Casoria, Assistant Secretary

Company: Trinity Christian Center of Santa Ana, Inc. d.b.a. (TBN)

Address: 2442 Michelle Drive, Tustin, CA 92679

Phone: W. (714) 665-02102 M: (949) 636-6159

Email: JBCasoria@TBN.tv

To: City of Aurora, Planning and Zoning Division

44 E. Downer Place, Aurora IL 60507

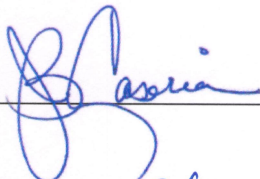
630-256-3080

coaplaning@aurora-il-org

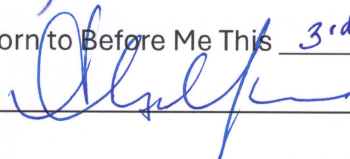
Re: Authorization Letter for: 2880 Vision Ct, Aurora, IL 60506

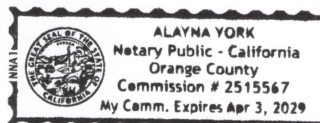
To whom it may concern:

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

Signature:  Date 03 February 2026

Subscribed And Sworn to Before Me This 3rd Day Of February, 2026

Notary Signature 



PROVA INC

48 DUNHAM RIDGE
SUITE 5000
BEVERLY, MA 01915
(978) 739-9055
innovation@provaus.com



EXTRACTING
THE ESSENTIALS

LOTS 2, 3 AND 4 OF DEERPATH COMMERCE CENTER – UNIT ONE, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS RECORDED AS DOCUMENT 2003K130114 ON JULY 29, 2003.



Project Overview

The petitioner proposes the constructive rehabilitation and adaptive reuse of an existing two-story industrial building located at 2880 Vision Court, Aurora, Illinois, within Lot 2 of Deerpath Commerce Center – Unit One. The project involves interior renovation of approximately 65,000 square feet to accommodate a flavor light manufacturing facility, including liquid and powder blending, research and development laboratories, office space, and limited warehousing. No exterior building expansion or site layout changes are proposed at this time.

The use is classified as Food Manufacturing (NAICS 3110) and requires Conditional Use approval within the ORI Office, Research, Light Industrial District within a Planned Unit Development.

A) Public Health, Safety, Morals, Comfort, and General Welfare

The proposed use supports the public health and general welfare by reactivating an existing and vacant industrial facility with a modern, code-compliant food manufacturing operation. All production activities will occur indoors within a controlled environment and will comply with City of Aurora building codes, fire protection standards, County Health Department requirements, and Fox Metro sanitary regulations. The project represents a \$24+ million private investment, strengthens the local employment base, and contributes to long-term economic stability without introducing hazardous or incompatible operations.

B) Use and Enjoyment of Other Property in the Area

The subject property is located in an established ORI corridor designed to accommodate similar employment-based uses. The proposed interior rehabilitation will not alter exterior appearance or site circulation. Manufacturing, research, and office functions will be fully enclosed, ensuring that surrounding properties may continue to be used and enjoyed without adverse impacts related to noise, smell, traffic, or visual conditions.

C) Property Values Within the Neighborhood

The reinvestment in an existing industrial building is expected to stabilize and enhance surrounding property values by modernizing underutilized space and reinforcing the area's role as a high-quality employment center. The long-term presence of a global, family-owned manufacturer supports market confidence and contributes positively to the overall economic vitality of the Deerpath Commerce Center.

D) Normal and Orderly Development of Surrounding Property

The proposal is consistent with a typical constructive rehabilitation and adaptive reuse of an existing building consistent with surrounding property. No changes to the existing approved site layout or exterior improvements are proposed at this stage, and any future expansion would require separate review and approval through a Final Plan Revision.

E) Utilities, Access Roads, Drainage, and Necessary Facilities

The site is fully served by existing public utilities, including water, sanitary sewer, stormwater detention, power, and communications infrastructure. As confirmed by City Engineering staff, no engineering review is required for the proposed interior rehabilitation since no site improvements are planned. Existing detention and utility systems were previously approved and are adequate to serve the proposed use.

F) Ingress, Egress, and Traffic Congestion

Ingress and egress will continue to be provided via Vision Court, with direct access to the regional roadway network and Interstate 88. Traffic generated by the facility will be comparable to other permitted office and light industrial uses in the district, consisting primarily of employee vehicles and limited service and delivery traffic. The project will not create undue congestion on public streets or negatively impact traffic safety.

G) Compliance with Zoning Regulations

The property is zoned ORI – Office, Research, Light Industrial (Conditional Use Planned Development). The proposed food manufacturing, research, and office use is compatible with the intent of the zoning district but requires Conditional Use approval. The project complies with all applicable bulk, parking, and operational standards, and no variances are requested. The proposal allows the property to be utilized in a manner consistent with its zoning designation and the City of Aurora’s economic development objectives.

H) List of Variances, Modifications or Exceptions from Aurora’s Code & Ordinances

- Approval of the required Conditional Use for a portion of the proposed operation which falls within the Use Category: 3110 Food, Textiles, and Related Products, which would require a Conditional Use within the ORI Office, Research, and Light Industrial zoning district.