



City of Aurora

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Legistar History Report

File Number: 26-0264

File ID: 26-0264

Type: Ordinance

Status: Agenda Ready

Version: 2

**General
Ledger #:**

In Control: Building, Zoning,
and Economic
Development
Committee

File Created: 04/16/2026

File Name: Prova, Inc / 2850/2871/2880 Vision Ct / Conditional
Use for Food, Textiles, Related Products

Final Action:

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

Notes:

Sponsors:

Enactment Date:

Attachments: Exhibit "A" Legal Description, Exhibit "B"
Memorandum of Agreement, Land Use Petition and
Supporting Documents, Maps

Enactment Number:

Planning Case #: SG01/3-26.080

Hearing Date:

Drafter: WuJ@aurora.il.us

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning and Zoning Commission	04/22/2026	Forwarded	Building, Zoning, and Economic Development Committee	04/29/2026		Pass
Action Text: A motion was made by Mr. Chambers, seconded by Mr. Gonzales, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 4/29/2026. The motion carried.							
Notes: <i>Mrs. Morgan said good afternoon, Jill Morgan, Senior Planner. I am just going to briefly introduce the project, and then I will hand it over to the Petitioner who has a formal presentation for you. So, the Petitioner, Prova, is requesting approval of a Conditional Use for the property on Vision Court which includes the adaptive reuse of an existing 2-story industrial building for a light manufacturing facility. And here is a picture of the aerial for context. The Subject Property is currently zoned ORI (C) Office, Research, and Light Industrial with a Conditional Use Planned Development, which is part of the Deerpath Commerce Center Subdivision. It was formerly utilized as the Trinity Broadcasting Network. The Petitioner is requesting approval of a Conditional Use for a Food, Textiles, and Related Products use. The details of the request include the renovation of the existing 65,000-square-foot industrial building. Prova is a woman-owned French company which manufacturers and develops flavor extracts. In North America, they are headquartered in New England, and its product is currently imported from France. The Petitioner plans to use the building for light manufacturing, power blending, research and development laboratories, office space, and a little warehousing. This would be their first</i>							

manufacturing site in North America.

So, that was kind of the brief introduction. If there's no questions for Staff, like I said, I can hand it over to the Petitioner for that formal presentation.

Chairman Pilmer said any questions?

Mr. Pickens said I have one. You say the site's already for light industrial.

Mrs. Morgan said correct.

Mr. Pickens said why would we need to change it?

Mrs. Morgan said so, we're doing Conditional Use. So, in the ORI, that Food, Textile, and Related Products is considered a Conditional Use in the ORI. Just making sure that, you know, you have some of the setbacks and stuff from surrounding uses, so we did make it a Conditional Use.

Mr. Pickens said okay. Thank you.

Chairman Pilmer said anything else? If the Petitioner would like to come forward. This is a Public Hearing, so I'll swear you in before we get started. Anyone that's going to speak, if you'll raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth?

Mr. Whitaker and Mr. Gopin said I do.

Chairman Pilmer said thank you. And if you'll come forward. Just state your name and address for the record please.

Mr. Gopin said hello, nice to meet you. My name is Michael Gopin. I live in Groveland, Massachusetts right now. I'm based out of the Boston area. I've been with Prova for 4 ½ years now, and I'm the Industrialization Manager, so I'm in charge of our industrial scheme in North America.

So, I just want to tell you a little bit about Prova. So, we're an 80-year, 3rd generation, family-owned company. Our current President, Muriel Acat, is the granddaughter of the found of this business who started extracting vanilla in his garage in France. And we've expanded and grown into a global company. She is heading the company, very involved, very passionate about Prova. Telling you a little bit about our products; we are in the sweet brown industry. So, we handle vanilla, cocoa, coffee, caramel. We started out with vanilla, vanilla sugar, vanilla on cocoa butter, and later expanded into cocoa coffee and caramel extraction over the last 40, 50 years.

So, where is Prova today? We have over 450 employees, we're in 78 countries, we have 4 factories in Europe and Asia, and Prova, Inc. is the largest subsidiary of Prova SAS, which is our parent company. We have the largest sales, and we are really making a push to grow and expand our manufacturing and our presence here in the United States, and we want to do that here in Aurora.

So, what do we do? We manufacture taste. We are the reason that your ice cream has that wonderful vanilla flavor behind it, the reason that a protein bar has that nice chocolate note, and all those things. We take natural raw materials, work collaboratively with our customers to do research and development, and then turn that into a flavor blend or an extract that they use in their product. So, we sell to other businesses predominantly, other food manufacturing sites, but also somewhat to chefs and people who work in a sense that would provide directly to the public.

To us, our company values are really important. We care about being responsible and having a good social impact. We care about nurturing taste in our products, making sure we have tasteful partnerships, supporting a tasteful planet, and fostering a tasteful legacy.

For our products, we are committed to having 100% of our cocoa being sourced sustainably by 2030, making sure that we are protecting our supply chains and the people that work in our supply chains.

So, that comes all the way back to our farmers and growers in Africa, in regions like Madagascar and Ghana.

We care about partnerships, making sure that we're that we're building wells and different things to support the community, making sure growers are paid fairly, working well with our customers to develop signature flavors for them. And also, we want to make sure that we leave on a good legacy for the next generation for ourselves, for our children, making sure that we are committed to a safe working environment, that employees are happy. We recently got voted a great place to work as part of a survey with our whole team and across the globe. And making sure that we are an equitable company. And making sure that we sustain our planet. Our goods and processes come through a lot of agricultural means. We need to make sure that we are supporting the planet that provides for us and provides for our jobs. So, making sure that we're reducing our water and our energy needs, trying to limit our air freight by doing things like creating more local manufacturing and protecting biodiversity

in the regions, making sure we're not deforesting those regions.
And then, I pass it off to Russ.

Mr. Whitaker said good evening, Russ Whitaker, Rosanova & Whitaker for Prova, Inc. this evening. Prova's the contractor purchaser of the 36 acres outlined in red on the image before you. The property's generally located north of I-88, west of Orchard Road. It really sits at the very northwest corner of what is the bounds of the City of Aurora.

This is a zoning map that I worked with Staff on to get in, so this is going to help us set a little context here. The Prova property is outlined in red. The zoning of the property is ORI, Office, Research, Light Industrial district with a Conditional Use for a Planned Unit Development. It was all done as part of the Deerpath Commerce Center, as Jill mentioned. The property consists of 4 different parcels. The property that Prova's buying consists of 4 different parcels; 2 vacant 10-acre parcels, there's a 6-acre parcel that is improved with a stormwater detention facility which you can kind of see on that map. Notably the detention facility serves exclusively the 36 acres that Prova seeks to acquire. The final parcel, which is about 9 acres, is improved with the 2-story industrial building that Jill mentioned that was historically utilized by Trinity Broadcasting Network. That single building comprises approximately 65,000 square feet.

Prova seeks a Conditional Use for Food, Textiles, and Related Products use. The Conditional Use will cover the entirety of the Prova property, clearly signaling Prova's intent to expand facilities through a phased approach, ultimately making Aurora its North American operations hub.

Prova's Phase 1 improvements are focused on occupancy of the existing 65,000-square-foot building at 2880 Vision Court. Within this facility, Prova will develop office and lab spaces associated with the research and development activities targeting its North America customer base. In parallel with that research and development operation, Prova will develop small batch production operations. The goal is to produce test batches in the range of 50 to 60 gallons necessary for product development with their clients.

Phase 2 and 3 will be developed as the North American operation grows. Phase 2 includes expansion of warehouse and shipping facilities. Phase 3 includes the expansion of production in Aurora with a long-term vision to develop, again, the North American hub in Aurora. The 36-acre campus also provides opportunity for expansion into new capabilities.

As we look back at this Aurora zoning map, there are a couple of things I would point out with respect to context to the Prova property in their long-term vision for the campus. The Prova property, again, is outlined in red on the map. Properties which are colored are located in the City of Aurora. Properties which are not colored or where you just see the aerial is either unincorporated or is located in another municipality. In this case, with the exception of those properties also developed as part of the Deerpath Commerce Center, surrounding property is generally unincorporated. I would point out that the blue line to the north of the property is an agreed upon boundary line with the Village of North Aurora. The red line to the west of the property is an agreed upon boundary line with the Village of Sugar Grove.

This is just a slight modification of that exhibit to call out a couple of additional properties. Here, we've colored Com Ed utility corridor in gray. You can see that utility corridor setting the western boundary of the Prova property. You also see...to the west of us, that Com Ed utility corridor is about 200 feet wide. You see that utility corridor running just north of the North Aurora boundary line. The Com Ed utility corridor is about 100 feet wide in that location.

The property that's highlighted in green on this map is all owned by the Forest Preserve. That is part of the, I believe it is Lake Run Forest Preserve, and so that is all property that is preserved as open space in perpetuity.

I think this is important contextual detail that supports Prova's Conditional Use application. Before I wrap up, I think it's worthwhile just referencing separation to existing or anticipated future residential uses as our most sensitive receptors. Nearest existing residential is located opposite of I-88 in Sugar Grove and is approximately 3,200 feet away.

If you can see my cursor, this would be the nearest existing residential use to the Prova facility, and again, that's approximately 3,200 feet away. The nearest existing residence in the City of Aurora is located to the south, obviously on the opposite side of the tollway. That residence is approximately 3,900 feet from the existing building. If we consider future development, the nearest property considered for residential development would be in North Aurora to the north of the property. That would be the property up here that's not colored. That property line from the existing facility to that property line is approximately 2,000 feet from the existing facility. Just by way of reference, the stringent data center standards that the City recently imposed called for a 1,500-foot separation, so separation to existing residences is more than twice what the City just established as separation for data centers.

So, with that, we're excited about the opportunity. This is obviously an effort to bring jobs to Aurora, which is certainly a good thing. Taking a vacant building, putting it back on tax rolls as an efficient use of property that's consistent with the underlying zoning just requires the Conditional Use. The

Conditional Use being a process that allows us to take a little bit of a deeper dive to understand what the separations look like, what other impacts might be, and in this case, I think our opinion is there are really no impacts to adjacent property, and that the Conditional Use is appropriate and should be approved.

With that, if you've got any questions, we're happy to answer them.

Chairman Pilmer said thank you. Questions for the Petitioner?

Mr. Pickens said I've got a few. I heard the word 'extraction' in the description on some of the process. I have some background in extraction plants, and I'm just curious what type of agent are they planning to use in their different extractions, or is it just mechanical?

Mr. Gopin said sure, I can answer that for you. Michael Gopin again. So, initially in early phases of this process, we will only be doing flavor blending, not actual extraction onsite but the potential for that is in the future, and currently we use ethyl alcohol for that extraction process.

Mr. Pickens said well, if we're approving for the future too, then I would like to know because some agents are very highly explosive and very sensitive to sparks, things like that. And I'd like to know what type of agents you would probably be using in the future.

Mr. Gopin said yeah, the most common type of extraction agents we use are ethyl alcohol and water.

Mr. Pickens said no hex a or no...

Mr. Gopin said nothing along that line, no.

Mr. Pickens said okay.

Mr. Whitaker said can I...let me do one follow up on that too, though. While the intent is to establish a Conditional Use for the entirety of the property, if we were to develop a building, if we were to expand a building because of the Planned Unit Development that's on the property, we would be coming back to you for plan approval at that point in time. So, by way of example, I can't build a plant to manufacture something without coming back to the Planning Commission and having...(inaudible)...

Mr. Pickens said I understand, but he's also talking R and D, and so R and D will be playing with the same chemicals.

Mr. Whitaker said fair enough. I just wanted to make sure you understood that we would be back if there was a new building that was going to be done in a more expansive use.

Mr. Pickens said understood, okay. Next question was how will odors be addressed from the lab exhaust, if you're dealing with cocoas and things like that? It's going to be exhausted into the neighborhood or is it going to be scrubbed before it's exhausted? What's the process there?

Mr. Gopin said sure. We will use a variety of different systems based on the different production type to manage odor control and particulate control that's released as emissions. So, fume hoods and activated carbon. Whatever is necessary based on the different application. For this initial building and phase out, everything will be relatively small scale and will be able to be managed with our relatively simple filters. And then, as the future goes, we will come back for planning as needed.

Mr. Pickens said okay...

Mr. Whitaker said there's...I would just also call out that there is a condition in the draft ordinance that's attached to the Staff Report. That condition calls out that if there were an issue with odor at any future date, that we would be responsible for...as a condition to the zoning...we would be responsible for additional add-on mechanical units, such as scrubbers, in order to address those odors.

Mr. Pickens said okay. How is waste handled? I know it's a lab, small quantities, but still there's acids and things involved. Do you have your own waste treatment facility, or is it just going down the drain and let the City deal with it?

Mr. Gopin said so, as far as waste and wastewater treatment goes, any hazardous materials or hazardous waste will be handled through a company that specializes in those kinds of things. So, they will come and do pickups for hazardous waste, which we are required to do. And then, as far as the

wastewater treatment portion, we will communicate with the Fox Metro county and work with them to set up a system or a plan that works with their set-up.

Mr. Pickens said okay. Noise, exhaust fans and all that; are we talking any loud noises from exhaust fans, chillers, anything of that nature?

Mr. Gopin said so, there won't be any refrigeration on the roof. Any louder equipment will be inside the building. The only current existing HVAC equipment on the roof would be what would be external to the building.

Mr. Pickens said okay. Last question was how many employees are we talking about here in this facility?

Mr. Gopin said Phase 1 is slated for 20 to 25 employees, and then as we continue to grow on this site, we'll continue to expand.

Mr. Pickens said okay, thank you.

Mr. Chambers said I have a question. What would be the hours of operation for the plant?

Mr. Gopin said starting hours of operation would be 9 am to 5 pm, but there is the potential as we continue to grow that that will expand into a 2nd shift, or even potentially a 3rd shift if needed.

Mr. Lee said assuming the planning process goes flawlessly, when do you see yourself up and running?

Mr. Gopin said the goal is to be up and running sometime next year.

Mr. Whitaker said just doubling back on the other question. If there was significant growth that would accommodate a 2nd and 3rd shift, again, that's the type of operation that would require us to come back before you for either an addition to the existing building or adding additional buildings on. So, before something like that was happening, you would see us here at Planning Commission again.

Chairman Pilmer said thank you. Any other questions for the Petitioner? Thank you.

Mr. Whitaker said thank you.

Mr. Gopin said thank you very much.

Chairman Pilmer said this is a Public Hearing. If anyone in the audience would like to address the Commission or have questions regarding this case, they can come forward. And state for the record, no one has come forward so I will close the Public Hearing. I know Staff has Findings of Fact.

Mrs. Morgan said Staff has the following comments regarding Findings of Facts, for the Conditional Use:

1. The proposed food manufacturing use will not unreasonably be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. All work and production will be conducted indoors within a controlled, code-compliant environment.
2. The Conditional Use will not be injurious to the use and enjoyment of other properties in the immediate vicinity. The adjacent properties are also in the ORI Office, Research, and Light Industry District with similar uses. The production facility will be completely enclosed and no unfavorable noise or odor shall be detected.
3. The establishment of the Conditional Use will not impede the normal and orderly development of the surrounding property. The proposal will improve the surrounding property by reusing an existing building. If the petitioner wishes to expand the business, a Final Plan review and approval will be required.
4. The property is adequately served with public utilities, road access, drainage, and other necessary facilities as this Conditional Use includes the adaptive reuse of an existing building. All facilities were previously approved and can support the proposed conditional use.

5. The proposal takes adequate measures to provide ingress and egress to minimize traffic congestion. Ingress and egress will be provided through Vision Court. The traffic generated by the food manufacturing will be comparable to the previous use and surrounding properties. This project will not adversely impact traffic safety.

6. The Conditional Use in all other respects conforms to the applicable regulations of the district.

Chairman Pilmer said does Staff have a recommendation?

Mrs. Morgan said Staff recommends Conditional Approval of An Ordinance approving a Conditional Use on 2850, 2871, and 2880 Vision Court for a Food, textiles, and related products (3110) Use, with the following condition:

1) That should the City receive odor complaints from residential 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.

Chairman Pilmer said Staff has made a recommendation with 1 condition. Is there a motion?

Mr. Pickens said I got a question. Can we add to that? There are restaurants in that area as well, and you're talking about odors that may affect residents and I'm concerned about restaurants and other facilities as well. Could we get that amended to at least include other commercial properties?

Mrs. Morgan said would you like to add to "receive odor complaints from residential and commercial properties"?

Mr. Pickens said yeah, I think that would be appropriate.

Chairman Pilmer said so, Staff's made a recommendation with a condition that's been amended to include commercial properties. Is there a motion?

MOTION TO APPROVE WITH AMENDED CONDITION WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mr. Gonzales

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

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. Staff did read into the record 6 Findings of Fact. Are there any additions or corrections? Hearing none, is there a motion to accept those as read into the record?

MOTION TO APPROVE FINDINGS OF FACT WAS MADE BY: Mr. Kuehl

MOTION SECONDED BY: Mrs. Martinez

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

NAYS: 0

ABSTAIN: 0

Motion carried.

Chairman Pilmer said motion carries. And then, if Staff will state where this will next be heard.

Mrs. Morgan said this will next be heard at the Building, Zoning, and Economic Development Committee, April 29th, at 4 o'clock in this room.

Chairman Pilmer said good luck.

Aye: 9 Chairperson Pilmer, At Large Lee, At Large Chambers, At Large
Gonzales, At Large Owusu-Safo, At Large Pickens, At Large Roberts, At
Large Martinez and At Large Kuehl

Text of Legislative File 26-0264