

## **CASE NO. 165-S-25**

### **SUPPLEMENTAL MEMORANDUM #1**

*April 17, 2025*

**Petitioner: Tanner Shiley d.b.a ATS Custom Construction**

**Request: Authorize a “Contractor’s Facility with Outdoor Storage and/or Outdoor Operations” as a Special Use Permit in the B-4 General Business and the AG-2 Agriculture Zoning Districts.**

**Subject Property:** Four tracts of land located in the Southeast Quarter of the Northeast Quarter of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian, Champaign County with PIN’s 25-15-33-278-001, 002, 005, 006 with an addresses of 3506 N. Cunningham Ave., 3502 N. Cunningham Ave., 1706 E. Oaks Rd., and 1710 A & B E. Oaks Rd. Urbana.

**Site Area: 3.92 acres**

**Time Schedule for Development: As soon as possible**

**Prepared by: Charlie Campo, Senior Planner  
John Hall, Zoning Administrator**

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### **SUBJECT PROPERTY CHANGE**

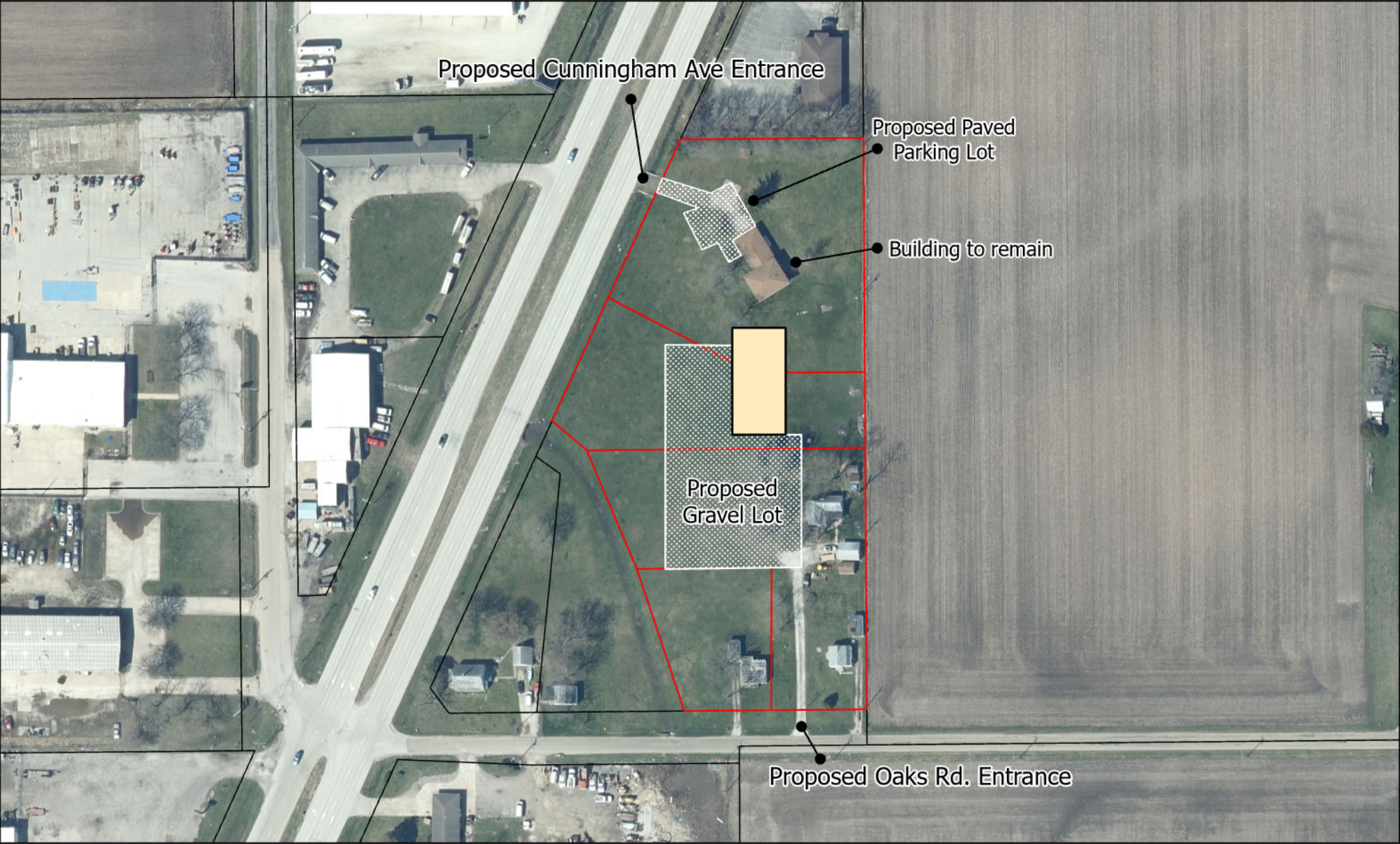
The Petitioner has requested to amend the project area removing Lot 3 and Lot 4 of Weeks Subdivision from the area covered under the Special Use Permit. The two lots are zoned AG-2 Agriculture, and the existing residential structures will remain.

A revised Aerial Photo with Site Plan is attached.

### **ATTACHMENTS**

A Revised Annotated Aerial Photo with Site Plan created by P&Z Staff

Annotated 2023 Aerial  
Case 165-S-25  
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- Existing Subject Parcels (4)
- Proposed Commercial Building

