

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**

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.

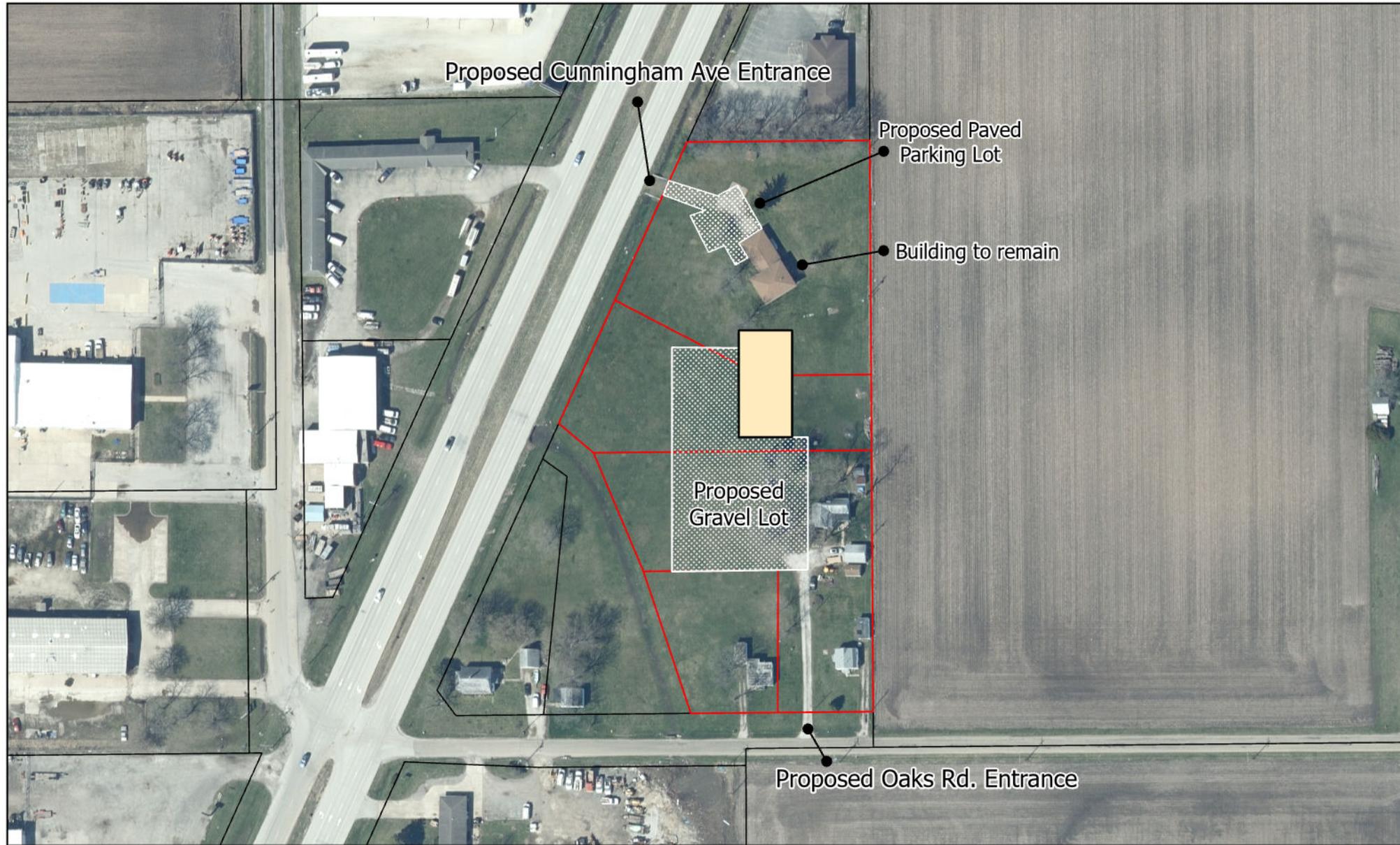
ATTACHMENTS

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

Annotated 2023 Aerial

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-  Existing Subject Parcels (4)
-  Proposed Commercial Building

