

Marseilles Plan Commission/Zoning Board of Appeals

Regular Meeting March 25, 2026 ; 6pm

Marseilles City Hall, 200 Riverfront Drive, Marseilles, IL

1. Meeting called to order at 6:05pm by Brad Miller
2. Pledge of Allegiance was said by all attending.

3. Roll Call : Present was:

Absent Was:

- | | | |
|----------------|--------------------|-------------------|
| 1. Brad Miller | 6. Karen Stillwell | 1. Corbin Webster |
| 2. Bob Hauge | 7. Scott Caselli | |
| 3. Jim Hanlon | 8. Jim Barnes | |
| 4. Brad Cresto | 9. Bob Hornbeck | |
| 5. Don Weber | | |

Other City Officials: Nate Washburn, City Zoning Attorney

Ed Cavanaugh Asst. City Clerk

Guests to meeting: Mayor Jim Hollenbeck, Steve Angel

4. Bob Hornbeck moved to approve the special meeting minutes of Jan. 14, 2026. Seconded by James Barnes. Approved Unanimously
5. Public Comment: None
6. Old Business: Discussion was had about the refund for metal buildings. Nate Washburn will double check the ordinance on file, and check with Commissioner Kominski. Metal building ordinance was found in 2022 or 2023. Refund would be up to city council or Kaminski. Illinois St. is a work in progress, more info needed. Possible public meeting next month.
7. New Business: General discussion regarding zoning matters impacting the City of Marseilles and identify potential areas of the zoning code for review.
 - a. Yard Sales
 - b. Car lots
 - c. Stop work orders
 - d. Subdivisions for future
 - e. Big Buildings
 - f. Storage Buildings
 - g. Accessory Buildings
8. Motioned by Jim Hanlon and seconded by Bob Hornbeck to adjourn the meeting. Motion passed unanimously.

Respectfully submitted

Ed Cavanaugh

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5. Karen Stillwell

5. Scott Caswlli

Other City Officials: Nate Washburn, City Zoning Attorney

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4. Bob Hornbeck motioned to accept the minutes of Feb. 25th meeting. Second, by Karen Stillwell. Motion Approved Unanimously.
5. Jim Hanlon Motioned to Open the Public Hearing, Seconded by Bob Hornbeck. Motion approved Unanimously.
6. Public Comment: Mike: Pole Barn for Storage. Why did it take so long.
7. Karen Stillwell motioned to Close the Public Hearing. Second, by Bob Hornbeck. Motion approved Unanimously.
8. Old Business: Continue discussion and Updates regarding Zoning matters Impacting the City of Marseilles and Identify potential areas of zoning code for review. Will work on this in April meeting, where to go, and hope to have a draft ordinance for May meeting.
9. New Business: After above Public Hearing, a Conditional Use Permit to construct a metal Morton building for the property commonly known as 180 Liberty Street, Marseilles, Illinois, and known for tax purposes as PIN 24-19-104-018. Motion was made by Bob Hornbeck, Seconded by Karen Stillwell. Discussion of Variance is only for metal building. Setbacks are OK. Motion approved Unanimously.
10. Motioned by Bob Hornbeck and seconded by Jim Hanlon to adjourn the meeting. Motion passed unanimously. Next meeting is April 22.

Respectfully submitted

Ed Cavanaugh