

ALTON PLAN COMMISSION AGENDA

Tuesday, May 12, 2026

6:00 P.M.

COMMISSIONERS

Mark Hackworth, Chairman

Martha Kane

Wayne Harris

Timothy Lolley

Eric Shultis

Joe Blair

Shondalyn Williamson

Sharon Jackson

A. CALL TO ORDER

B. ROLL CALL

C. SPEAKERS FROM THE FLOOR

D. APPROVAL OF MINUTES

1. Motion to Approve the Minutes from the April 14, 2026 Plan Commission Meeting
(Place on File)

E. PUBLIC HEARINGS

1. PC 26-003 (Subdivision) A request by CMG Alton, LLC, applicant on behalf of owner of record, Lowe's Home Centers, LLC, for a subdivision of property located at 1619 Homer M Adams Pkwy. (PPN: 23-1-07-01-10-101-003)
 - a) Motion to Open Public Hearing
 - b) Staff Report
 - c) Public Input
 - d) Motion to Close Public Hearing
 - e) Motion to Recommend Approval
2. PC 26-004 (Text Amendment) A text amendment to the Alton City Code amending Title 11 Zoning Ordinance regarding the regulation of Short-Term Rental Units.
 - a) Motion to Open Public Hearing
 - b) Staff Report
 - c) Public Input
 - d) Motion to Close Public Hearing
 - e) Motion to Recommend Approval

F. UNFINISHED BUSINESS

G. NEW BUSINESS

H. STAFF REPORT

- I. COMMENTS FROM COMMISSION MEMBERS**
- J. ITEMS FOR NEXT AGENDA**
- K. ADJOURNMENT**

IF PROSPECTIVE ATTENDEES REQUIRE AN INTERPRETER OR OTHER ACCOMMODATIONS, PLEASE CONTACT THE ALTON CITY CLERK'S OFFICE AT 618-463-3522 NO LATER THAN 48 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING TO MAKE ARRANGEMENTS.

**ALTON PLAN COMMISSION
CITY COUNCIL CHAMBERS
APRIL 14, 2026
MEETING MINUTES**

MEMBERS PRESENT: Mark Hackworth, Joe Blair, Eric Shultis, Wayne Harris, Shondalyn Williamson, Tim Lolley, Sharon Jackson

MEMBERS ABSENT: Martha Kane, Barry Clayton

OTHERS PRESENT: Andi Campbell (Deputy Director of Planning and Development), Christine Little (Secretary), Valerie Schubert, JoEllen Archerd, Sarah Darr, Tony Darr, Bob Roth, Cindy Roth, Mike Haynes, Alice Barnard, First Ward Alderman Chris Bohn

CALL TO ORDER

Chairman Hackworth called the meeting to order at 6:00 p.m.

ROLL CALL

Roll call was taken with 7 present 2 absent

SPEAKERS FROM THE FLOOR

First Ward Alderman Chris Bohn addressed the commission inquiring about Anzu Power.

APPROVAL OF MINUTES

Motion was made by Tim Lolley and seconded by Shondalyn Williamson to approve the minutes dated March 10, 2026 (place on file). Voice vote. All ayes.

PUBLIC HEARINGS

1. PC 26-002 (Special Use Permit) The petition of JoEllen Archerd, applicant, on behalf of owner of record, The Archerd Company, for a special use permit to operate a 'Type B' Short-Term Rental Unit at 459 Bluff Street, Alton, Illinois, PPN 23-1-07-10-20-401-007.

Motion was made by Eric Shultis and seconded by Joe Blair to open the public hearing. Voice vote. All ayes.

Andi Campbell provided an overview of the staff report stating the subject property is located at 459 Bluff Street and is zoned "R-2" Single-Family Residential. The site has historically been used for residential purposes. The city has no record of other short-term rental units in the surrounding neighborhood.

Ms. Campbell stated that the applicant is seeking a Special Use Permit to operate a Type B Short-Term Rental Unit at the subject property. The maximum occupancy for the Short-Term Rental Unit is up to 5 individuals based on IBC standards.

Discussion:

Sharon Jackson asked how many short-term rentals were currently operating illegally and inquired about drafting additional code restrictions for short-term rentals.

Eric Shultis asked if we still have regulations in place regarding short-term rentals.

Shondalyn Williamson asked if we still required an annual occupancy permit inspection?

Shondalyn Williamson asked are there any penalties or fines for the short-term rentals that are operating illegally.

Ms. Campbell stated that STR operators are made aware of the special use permit requirement and granted an opportunity to apply prior to citations being written.

Joe Blair asked if AirBNB required city authorization. Ms. Campbell answered that to her knowledge, they do not.

Public Input:

Cindy Roth spoke in favor of the short-term rental.

Mike Haynes spoke in favor of the short-term rental.

Sarah Darr indicated that she was neutral regarding the short-term rental request.

Alderman Chris Bohn was neutral to the short-term rental request and stated that he wanted to do additional engagement with folks in the area. Mr. Bohn also expressed interested in potential text amendments to the STR regulations.

Valerie Schubert spoke in opposition to the short-term rental stating that there had been a few incidents that made her feel unsafe.

Motion was made by Robert Wayne Harris and seconded by Shondalyn Williamson to close the Public Hearing.

Discussion:

Tim Lolley asked if there had been any issues reported at the short-term rental property. Sarah Darr answered there was just one party that had occurred.

Motion was made by Tim Lolley and seconded by Eric Shultis to grant a special use permit for the operation of a 'Type B' Short-Term Rental Unit at 459 Bluff Street, Alton, Illinois, (PPN 23-1-07-10-20-401-007) with the following conditions:

1. This special use permit for a Type B Short-Term Rental Unit is granted for the sole usage of JoEllen Archerd and is non-transferrable.
2. Maximum occupancy of the Short-Term Rental Unit shall be five (5) individuals.
3. The owner shall keep the property in compliance with all City of Alton Ordinances.
4. Upon any notification that any transient, occupant, or guest of the Short-Term Rental Unit property has created unreasonable noise or disturbances, engaged in disorderly conduct or

committed violation of any applicable law, rule, or regulations pertaining to the use and occupancy of the Short-Term Rental Unit property, the licensed operator shall respond in a timely and appropriate manner to immediately halt or prevent reoccurrence of such conduct. Failure of the owner to respond to such calls or complaints regarding the condition, operation, or conduct of the occupants and/or guests of a Short-Term Rental Unit in a timely and appropriate manner shall be grounds for revocation of the special use permit as prescribed in section 11-11-4 and/or revocation of the Short-Term Rental license as prescribed in section 4-22-10 and shall subject the owner to all administrative, legal, and equitable remedies available to the City.

5. The owner's failure to adhere to the conditions of the special use permit may cause revocation of the same in accordance with the City Code of Ordinances.

Roll-call vote. Mark Hackworth, Joe Blair, Eric Shultis, Wayne Harris, Shondalyn Williamson, and Tim Lolley voted aye. Sharon Jackson voted no. Motion passed 6-1.

ADJOURNMENT

Motion was made by Eric Shultis and seconded by Tim Lolley for adjournment. Voice vote. All ayes.

Meeting adjourned at 7:52 p.m.



REPORT TO THE PLAN COMMISSION

CITY OF ALTON

Application Number:	PC26-003
Application Name:	Lowe's Minor Subdivision
Owner Name:	Lowe's Home Centers Inc.
Applicant Name:	CMG Alton, LLC
Address:	1619 Homer M Adams Pkwy.
Parcel ID:	23-1-07-01-10-101-003
Zoning District:	C-2 General Commercial
Request:	Two Lot Minor Subdivision
Staff Recommendation:	Approval
PC Meeting Date:	May 12, 2026

Overview

The subject property is located at 1619 Homer M Adams Pkwy. and is approximately 18.3 acres in size. The property is zoned C-2 General Commercial District. The proposed subdivision will divide the existing 1.5-acre property into two (2) lots being 17.38 acres and .69 acres (29,967 sq. ft.) in size. The subdivision does not include any public ROW dedications or improvements. Because the lot consists of three lots or less and does not involve the platting of a street, no preliminary plat review is required as per Title 12, Subdivisions.

Zoning Considerations

The proposed lot configuration satisfies all bulk requirements of the C-2 General Commercial District including minimum lot size of 10,000 square feet, minimum lot width of 50 feet, and minimum lot dept of 100 feet. It should also be noted that Lowe's will continue to satisfy their minimum parking requirement with the proposed lot configuration. There will be 480 parking spaces (465 required per code).

Staff Recommendation

It is staff's opinion that the proposed subdivision meets all requirements outlined by the City's Subdivision and Zoning Regulations. Staff requests favorable consideration of the application for Final Plat Approval.

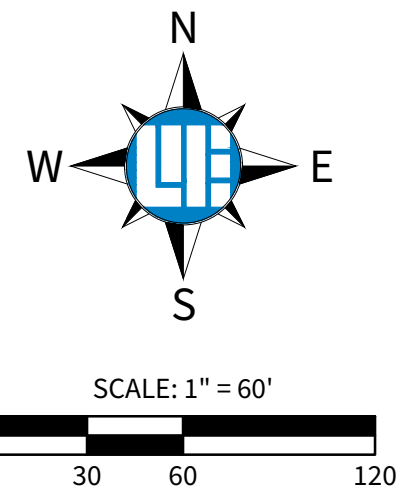
Aerial View of Subject Property



Attachments:

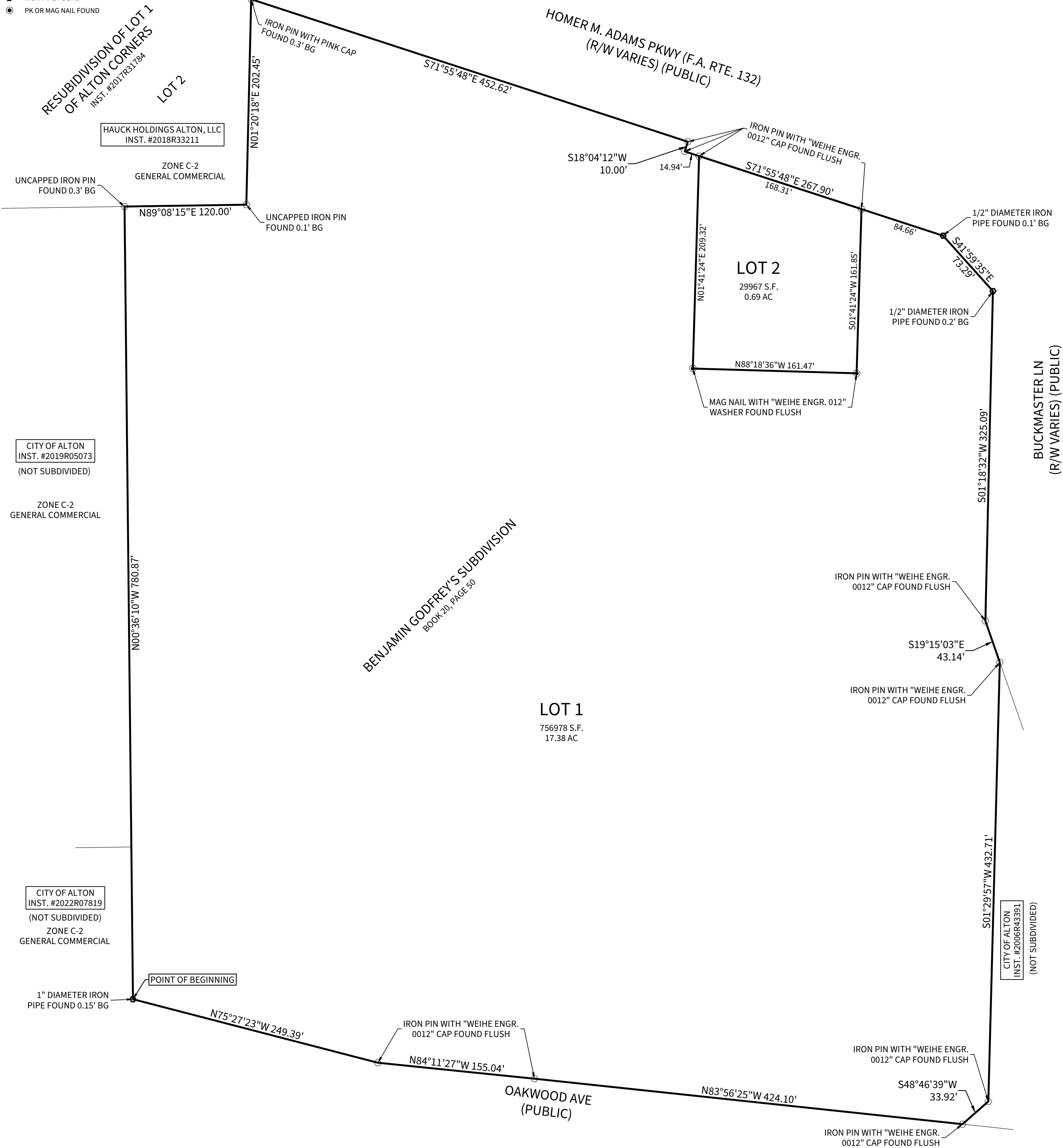
- A: Subdivision Plat
- B: Legal Description of Newly-Created, .69-Acre-Lot
- C: Access Easement Exhibit
- D: Storm Easement Exhibit
- E: Sanitary Easement Exhibit

A REPLAT BEING PART OF LOTS 11, 12, 14 AND 15 OF BENJAMIN GODFREY'S SUBDIVISION ALL OF BENJAMIN GODFREY'S SUBDIVISION, ACCORDING TO THE PLAT THERE OF RECORDED IN PLAT CABINET 20, PAGE 50 OF THE MADISON COUNTY RECORDS AND BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 10 WEST, OF THE THIRD PRINCIPAL MERIDIAN CITY OF ALTON, MADISON COUNTY, ILLINOIS



LEGEND

- REBAR FOUND
- IRON PIPE FOUND
- PK OR MAG NAIL FOUND



ZONING DESIGNATION

SUBJECT PROPERTY IS ZONED "C-2 GENERAL COMMERCIAL DISTRICT"

DIMENSION REGULATIONS (MINIMUM)

FRONT YARD: 25 FEET
 STREET SIDE YARD: 15 FEET
 SIDE YARD: NONE, UNLESS THE SIDE OF THE LOT ABUTS LAND ZONED RESIDENTIAL IN WHICH CASE THERE SHALL BE A SIDE YARD OF AT LEAST 10 FEET. IF A SIDE YARD IS NOT REQUIRED BUT IS PROVIDED, IT SHALL BE AT LEAST 5 FEET IN WIDTH.
 REAR YARD: 5 FEET, UNLESS THE REAR OF THE LOT ABUTS LAND ZONED RESIDENTIAL IN WHICH CASE THERE SHALL BE A REAR YARD OF AT LEAST 25 FEET.
 MAXIMUM BUILDING HEIGHT: 4 STORIES OR 48 FEET
 MAXIMUM BUILDING COVERAGE: 30 PERCENT

THE ABOVE ZONING INFORMATION WAS DERIVED FROM THE CITY OF ALTON ZONING MAP AND CITY CODE. IT IS RECOMMENDED THAT A ZONING CERTIFICATION BE OBTAINED TO VERIFY.

FLOOD HAZARD AREA CERTIFICATE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF MADISON COUNTY, ILLINOIS, PANEL #1704360125B DATED APRIL 15, 1982 AND PANEL #1704370005C DATED MAY 1, 1984 THE SURVEYED PROPERTY LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN (OUTSIDE THE SPECIAL FLOOD HAZARD AREA).

DATE: _____

JOSHUA DAVID WERNER
P.L.S. NO. 035-004012
LICENSE EXPIRES: NOVEMBER 30, 2026

SURVEYOR'S CERTIFICATE

I, JOSHUA DAVID WERNER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATIVE OF A SURVEY MADE UNDER DIRECT SUPERVISION AT THE REQUEST OF ECLIPSE REAL ESTATE, FOR THE PURPOSE OF SUBDIVIDING A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, INTO LOTS AS SHOWN. THE LAND IS LOCATED IN THE CITY OF ALTON WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12, ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

DATE: _____

JOSHUA DAVID WERNER
P.L.S. NO. 035-004012
LICENSE EXPIRES: NOVEMBER 30, 2026

OWNER'S CERTIFICATE

WE, LOWE'S HOME CENTERS, INC., BEING THE OWNERS OF A TRACT OF LAND MORE FULLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING PART OF LOTS 11, 12, 14 AND 15 IN "BENJAMIN GODFREY'S" SUBDIVISION (PLAT BOOK 20, PAGE 50) LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, WITHIN THE CORPORATE LIMITS OF THE CITY OF ALTON, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN INTERSECTION OF THE WEST LINE OF SAID LOT 12 WITH THE NORTH RIGHT-OF-WAY LINE OF OAKWOOD AVENUE; THENCE MEASURE NORTH 0 DEGREES 35 MINUTES 22 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 780.86 FEET TO THE NORTHWEST CORNER OF LOT 12; THENCE NORTH 89 DEGREES 09 MINUTES 03 SECONDS EAST ALONG SAID NORTH LINE OF LOT 12 A DISTANCE OF 120.00 FEET; THENCE NORTH 1 DEGREE 21 MINUTES 06 SECONDS EAST A DISTANCE OF 202.45 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HOMER M. ADAMS PARKWAY (ILLINOIS ROUTE 3); THENCE SOUTH 71 DEGREES 55 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 452.62 FEET; THENCE SOUTH 18 DEGREES 05 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET; THENCE SOUTH 71 DEGREES 55 MINUTES 00 SECONDS EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 267.90 FEET; THENCE SOUTH 41 DEGREES 58 MINUTES 47 SECONDS EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 73.29 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BUCKMASTER LANE; THENCE SOUTH 1 DEGREE 19 MINUTES 20 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 325.09 FEET; THENCE SOUTH 19 DEGREES 14 MINUTES 15 SECONDS EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 113.70 FEET; THENCE SOUTH 1 DEGREE 30 MINUTES 45 SECONDS WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 393.72 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OAKWOOD AVENUE; THENCE NORTH 83 DEGREES 55 MINUTES 37 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF OAKWOOD AVENUE A DISTANCE OF 474.18 FEET; THENCE NORTH 84 DEGREES 10 MINUTES 39 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 155.04 FEET; THENCE NORTH 75 DEGREES 26 MINUTES 35 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 249.38 FEET TO THE POINT OF BEGINNING, CONTAINING 797,893 SQUARE FEET OR 18.317 ACRES, AS SURVEYED BY ROGER L. MCNEILL, P.L.S., L-2371, ON 7/16/98.

HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND SAID SUBDIVISION IS TO BE HEREAFTER KNOWN AS "RESUBDIVISION OF BENJAMIN GODFREY'S SUBDIVISION".

THE SUBDIVISION HEREIN IS, TO THE BEST OF MY KNOWLEDGE, LOCATED IN THE ALTON COMMUNITY SCHOOL DISTRICT NO. 11.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____, 20__.

LOWE'S HOME CENTERS, INC.

BY: _____
SIGNATURE

PRINT

TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT REPRESENTING THE _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT HE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME ON BEHALF OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASER AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC _____

MAPPING AND PLATTING APPROVAL

APPROVED BY MAPPING AND PLATTING THIS _____ DAY OF _____, 20__.

SIGNATURE _____

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF MADISON)SS

I, DAVID A. GOINS, MAYOR OF THE CITY OF ALTON, HEREBY CERTIFY THAT THIS FINAL PLAT MEETS ALL REQUIREMENTS OF THE CITY OF ALTON SUBDIVISION ORDINANCE, AND WAS APPROVED BY THE CITY COUNCIL ON _____, 20__.

MAYOR _____

ATTEST: _____

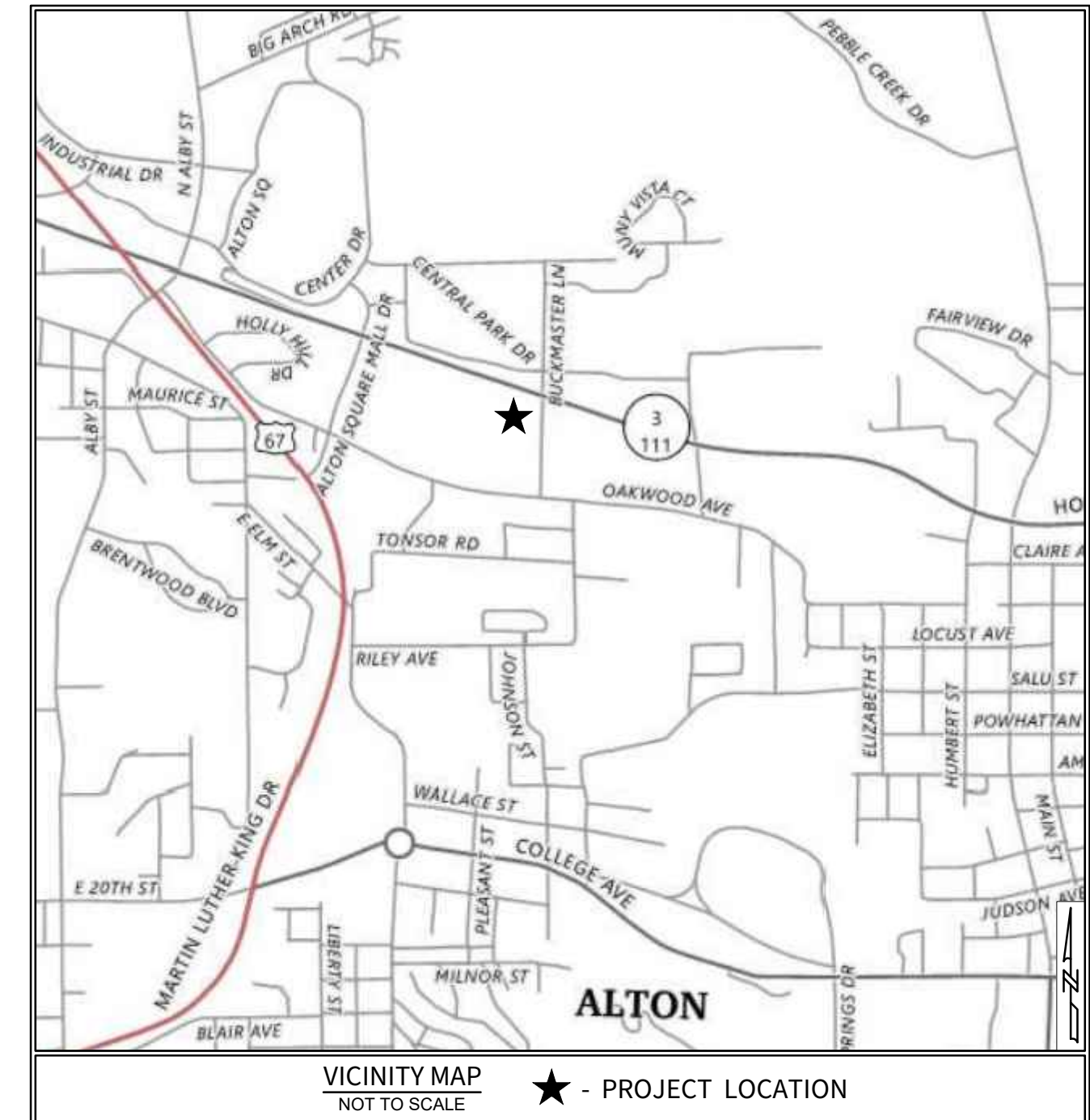
CITY CLERK _____

COUNTY CLERK'S CERTIFICATE

I, LINDA A. ANDREAS, COUNTY CLERK OF MADISON COUNTY, ILLINOIS, HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THIS PLAT THROUGH _____.

DATE: _____

COUNTY CLERK _____



PROJECT NO.: W260178

This instrument prepared for:

ECLIPSE REAL ESTATE

BRYAN CHANDLER
65402 CORNELL AVENUE
INDIANAPOLIS, IN 46220
PHONE: (317) 514-5103

This instrument prepared by:



10505 N. College Ave.
Indianapolis, IN 46280
317.846.6611 · weihe.net

LAND SURVEYING · CIVIL ENGINEERING · SUSTAINABLE DESIGN · LANDSCAPE ARCHITECTURE

PART OF THE NW QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN IN ALTON TOWNSHIP, PART OF LOTS 11, 12, AND 15 AS SHOWN ON THE PLAT OF BENJAMIN GODFREY'S SUBDIVISION AS RECORDED AS PLAT BOOK 20, PAGE 50 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, ILLINOIS BEING THAT 0.69 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON _____ BY JOSHUA DAVID WERNER, - ILLINOIS PROFESSIONAL SURVEYOR NUMBER 035-004012 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W260178 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE MARKING THE SOUTHWEST CORNER OF LOT 12 IN BENJAMIN GODFREY'S SUBDIVISION AND ALONG SAID LOT FOR THE FOLLOWING TWO CALLS: 1) THENCE NORTH 00 DEGREES 36 MINUTES 10 SECONDS WEST 780.87 FEET A REBAR MARKING THE NORTHWEST CORNER OF SAID LOT (THE BASIS OF BEARINGS BEING THE WEST ZONE OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM (1202 IL WEST ZONE - N.A.D. 1983), 2011 ADJUSTMENT); 2) THENCE NORTH 89 DEGREES 08 MINUTES 15 SECONDS EAST 120.00 FEET TO A REBAR; THENCE ALONG THE EAST LINE OF LOT 2 IN THE RESUBDIVISION OF LOT 1 OF ALTON CORNERS AS RECORDED AS INSTRUMENT #2017R31784 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY NORTH 01 DEGREES 20 MINUTES 18 SECONDS EAST 202.45 FEET TO A REBAR WITH PINK CAP ON THE SOUTH RIGHT OF WAY OF HOMER M. ADAMS PARKWAY (ILLINOIS ROUTE 3); THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING THREE CALLS: 1) THENCE SOUTH 71 DEGREES 55 MINUTES 48 SECONDS EAST 452.62 FEET TO A REBAR WITH YELLOW CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS "WEIHE REBAR"); 2) THENCE SOUTH 18 DEGREES 04 MINUTES 12 SECONDS WEST 10.00 FEET TO A WEIHE REBAR; 3) THENCE SOUTH 71 DEGREES 55 MINUTES 48 SECONDS EAST 14.94 FEET TO A WEIHE REBAR AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 71 DEGREES 55 MINUTES 48 SECONDS EAST 168.31 FEET TO A WEIHE REBAR; THENCE SOUTH 01 DEGREES 41 MINUTES 24 SECONDS WEST 161.85 FEET TO A MAGNAIL WITH WASHER; THENCE NORTH 88 DEGREES 18 MINUTES 36 SECONDS WEST 161.47 FEET TO A MAGNAIL WITH WASHER; THENCE NORTH 01 DEGREES 41 MINUTES 24 SECONDS EAST 209.32 FEET TO THE POINT OF BEGINNING CONTAINING 0.69 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN IN ALTON TOWNSHIP, PART OF LOTS 11, 12, AND 15 AS SHOWN ON THE PLAT OF BENJAMIN GODFREY'S SUBDIVISION AS RECORDED AS PLAT BOOK 20, PAGE 50 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE MARKING THE SOUTHWEST CORNER OF LOT 12 IN BENJAMIN GODFREY'S SUBDIVISION AND ALONG SAID LOT FOR THE FOLLOWING TWO (2) CALLS: 1) THENCE NORTH 00 DEGREES 36 MINUTES 10 SECONDS WEST 780.87 FEET A REBAR MARKING THE NORTHWEST CORNER OF SAID LOT (THE BASIS OF BEARINGS BEING THE WEST ZONE OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM (1202 IL WEST ZONE - N.A.D. 1983), 2011 ADJUSTMENT); 2) THENCE NORTH 89 DEGREES 08 MINUTES 15 SECONDS EAST 120.00 FEET TO A REBAR; THENCE ALONG THE EAST LINE OF LOT 2 IN THE RESUBDIVISION OF LOT 1 OF ALTON CORNERS AS RECORDED AS INSTRUMENT #2017R31784 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY NORTH 01 DEGREES 20 MINUTES 18 SECONDS EAST 202.45 FEET TO A REBAR WITH PINK CAP ON THE SOUTH RIGHT OF WAY OF HOMER M. ADAMS PARKWAY (ILLINOIS ROUTE 3); THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING THREE CALLS: 1) THENCE SOUTH 71 DEGREES 55 MINUTES 48 SECONDS EAST 452.62 FEET TO A REBAR WITH YELLOW CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS "WEIHE REBAR"); 2) THENCE SOUTH 18 DEGREES 04 MINUTES 12 SECONDS WEST 10.00 FEET TO A WEIHE REBAR; 3) THENCE SOUTH 71 DEGREES 55 MINUTES 48 SECONDS EAST 14.94 FEET TO THE NORTHEAST CORNER OF A 0.69 ACRE TRACT OF LAND AS SHOWN ON A SURVEY PERFORMED BY WEIHE ENGINEERS, CERTIFIED ON _____, UNDER PROJECT NUMBER W260178, MARKED BY A WEIHE REBAR; PROCEED ALONG THE PERIMETER OF SAID TRACT FOR THE FOLLOWING FOUR (4) CALLS: 1) THENCE SOUTH 01 DEGREES 41 MINUTES 24 SECONDS WEST 58.29 FEET TO THE **POINT OF BEGINNING**; 2) THENCE SOUTH 01 DEGREES 41 MINUTES 24 SECONDS WEST 151.02 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS WEIHE NAIL); 3) THENCE SOUTH 88 DEGREES 18 MINUTES 36 SECONDS EAST 161.47 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, MARKED BY A WEIHE NAIL; 4) THENCE NORTH 01 DEGREES 41 MINUTES 24 SECONDS EAST 123.94 FEET; THENCE 70.46 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 62.00 FEET AND BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 29 DEGREES 31 MINUTES 37 SECONDS EAST AND A LENGTH OF 66.72 FEET; THENCE SOUTH 01 DEGREES 18 MINUTES 38 SECONDS WEST 178.68 FEET; THENCE 57.26 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 42 DEGREES 00 MINUTES 52 SECONDS EAST AND A LENGTH OF 51.08 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 01 SECONDS EAST 62.33 FEET TO THE WEST RIGHT OF WAY OF BUCKMASTER LANE; THENCE ALONG SAID RIGHT OF WAY SOUTH 01 DEGREES 18 MINUTES 32 SECONDS WEST 37.54 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 30 SECONDS WEST 132.70 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 44 SECONDS EAST 165.70 FEET; THENCE NORTH 88 DEGREES 22 MINUTES 01 SECONDS WEST 183.27 FEET; THENCE NORTH 01 DEGREES 46 MINUTES 14 SECONDS EAST 174.16 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 17 SECONDS EAST 21.28 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.50 ACRES, MORE OR LESS.

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

EXHIBIT _____

1619 HOMER M. ADAMS PKWY - ALTON, IL

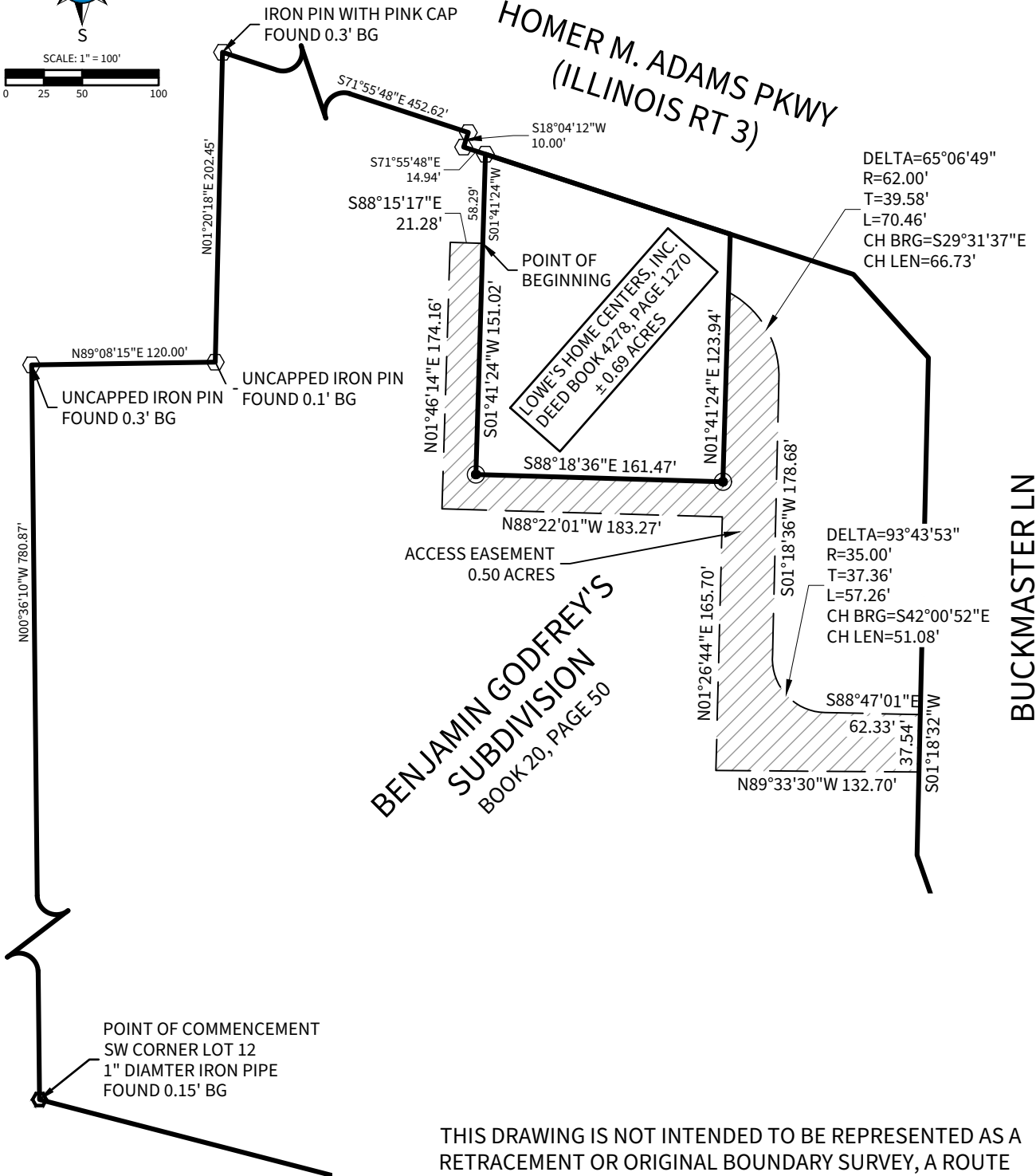
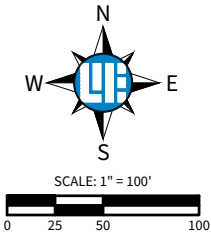
PROJECT # W260178

DATE: APRIL 22, 2026

SHEET 1 OF 2



10505 N. College Ave.
Indianapolis, IN 46280
317.846.6611 · weihe.net



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

EXHIBIT _____

1619 HOMER M. ADAMS PKWY - ALTON, IL

PROJECT # W260178

DATE: APRIL 22, 2026

SHEET 2 OF 2



10505 N. College Ave.
 Indianapolis, IN 46280
 317.846.6611 · weihe.net

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN IN ALTON TOWNSHIP, PART OF LOTS 11, 12, AND 15 AS SHOWN ON THE PLAT OF BENJAMIN GODFREY'S SUBDIVISION AS RECORDED AS PLAT BOOK 20, PAGE 50 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE MARKING THE SOUTHWEST CORNER OF LOT 12 IN BENJAMIN GODFREY'S SUBDIVISION; THENCE ALONG SAID LOT NORTH 00 DEGREES 36 MINUTES 10 SECONDS WEST (THE BASIS OF BEARINGS BEING THE WEST ZONE OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM (1202 IL WEST ZONE - N.A.D. 1983), 2011 ADJUSTMENT) 582.04 FEET; THENCE SOUTH 88 DEGREES 04 MINUTES 14 SECONDS EAST 326.05 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 06 DEGREES 44 MINUTES 41 SECONDS WEST 259.99 FEET; THENCE NORTH 83 DEGREES 15 MINUTES 19 SECONDS EAST 20.00 FEET; THENCE SOUTH 06 DEGREES 44 MINUTES 41 SECONDS EAST 242.81 FEET; THENCE SOUTH 88 DEGREES 04 MINUTES 14 SECONDS EAST 112.42 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 42 SECONDS EAST 122.01 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 47 SECONDS EAST 131.30 FEET; THENCE SOUTH 01 DEGREES 28 MINUTES 13 SECONDS WEST 20.00 FEET; THENCE NORTH 88 DEGREES 31 MINUTES 47 SECONDS WEST 131.35 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 42 SECONDS WEST 122.09 FEET; THENCE NORTH 88 DEGREES 04 MINUTES 14 SECONDS WEST 129.63 FEET TO THE **POINT OF BEGINNING**, CONTAINING 12519 SQUARE FEET, MORE OR LESS.

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

EXHIBIT _____

1619 HOMER M. ADAMS PKWY - ALTON, IL

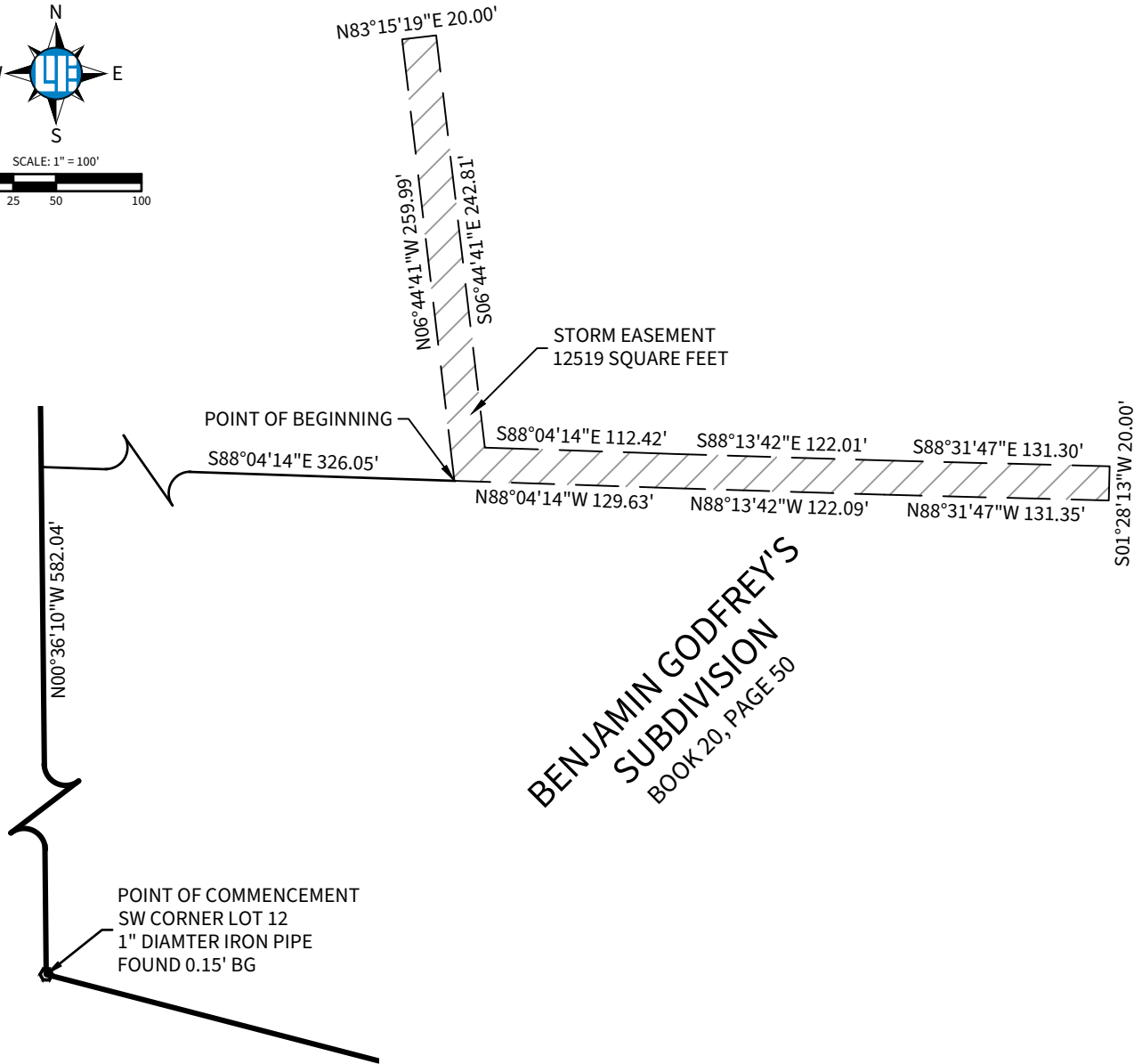
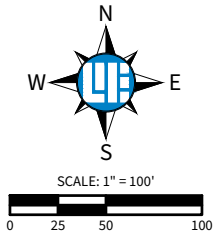
PROJECT # W260178

DATE: APRIL 22, 2026

SHEET 1 OF 2



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EXHIBIT _____

1619 HOMER M. ADAMS PKWY - ALTON, IL

PROJECT # W260178

DATE: APRIL 22, 2026

SHEET 2 OF 2



10505 N. College Ave.
Indianapolis, IN 46280
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LEGAL DESCRIPTION

PART OF THE NW QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN IN ALTON TOWNSHIP, PART OF LOTS 11, 12, AND 15 AS SHOWN ON THE PLAT OF BENJAMIN GODFREY'S SUBDIVISION AS RECORDED AS PLAT BOOK 20, PAGE 50 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, ILLINOIS , MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE MARKING THE SOUTHWEST CORNER OF LOT 12 IN BENJAMIN GODFREY'S SUBDIVISION AND ALONG SAID LOT FOR THE FOLLOWING TWO CALLS: 1) THENCE NORTH 00 DEGREES 36 MINUTES 10 SECONDS WEST 780.87 FEET A REBAR MARKING THE NORTHWEST CORNER OF SAID LOT (THE BASIS OF BEARINGS BEING THE WEST ZONE OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM (1202 IL WEST ZONE - N.A.D. 1983), 2011 ADJUSTMENT); 2) THENCE NORTH 89 DEGREES 08 MINUTES 15 SECONDS EAST 120.00 FEET TO A REBAR; THENCE ALONG THE EAST LINE OF LOT 2 IN THE RESUBDIVISION OF LOT 1 OF ALTON CORNERS AS RECORDED AS INSTRUMENT #2017R31784 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY NORTH 01 DEGREES 20 MINUTES 18 SECONDS EAST 202.45 FEET TO A REBAR WITH PINK CAP ON THE SOUTH RIGHT OF WAY OF HOMER M. ADAMS PARKWAY (ILLINOIS ROUTE 3); THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING THREE CALLS: 1) THENCE SOUTH 71 DEGREES 55 MINUTES 48 SECONDS EAST 452.62 FEET TO A REBAR WITH YELLOW CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS "WEIHE REBAR"); 2) THENCE SOUTH 18 DEGREES 04 MINUTES 12 SECONDS WEST 10.00 FEET TO A WEIHE REBAR; 3) THENCE SOUTH 71 DEGREES 55 MINUTES 48 SECONDS EAST 267.90 FEET TO A 1/2-INCH DIAMETER IRON PIPE; PROCEED THENCE ALONG THE WEST RIGHT OF WAY OF BUCKMASTER LANE FOR THE FOLLOWING THREE (3) CALLS: 1) THENCE SOUTH 41 DEGREES 59 MINUTES 35 SECONDS EAST 73.29 FEET TO A 1/2-INCH DIAMETER PIPE; 2) THENCE SOUTH 01 DEGREES 18 MINUTES 32 SECONDS WEST 217.53 FEET TO THE **POINT OF BEGINNING**; 3) THENCE SOUTH 01 DEGREES 18 MINUTES 32 SECONDS WEST 24.17 FEET; THENCE NORTH 54 DEGREES 32 MINUTES 29 SECONDS WEST 104.21 FEET; THENCE NORTH 01 DEGREES 41 MINUTES 24 SECONDS EAST 100.24 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 11 SECONDS WEST 46.82 FEET TO THE EAST LINE OF A 0.69 ACRE TRACT OF LAND AS SHOWN ON A SURVEY PERFORMED BY WEIHE ENGINEERS, CERTIFIED ON _____, HAVING A PROJECT NUMBER OF W260178; THENCE ALONG THE EAST LINE OF SAID TRACT NORTH 01 DEGREES 41 MINUTES 24 SECONDS EAST 20.00 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 11 SECONDS EAST 66.82 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 24 SECONDS WEST 109.58 FEET; THENCE SOUTH 54 DEGREES 32 MINUTES 29 SECONDS EAST 79.96 FEET TO THE **POINT OF BEGINNING**, CONTAINING 5076 SQUARE FEET, MORE OR LESS.

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

EXHIBIT _____

1619 HOMER M. ADAMS PKWY - ALTON, IL

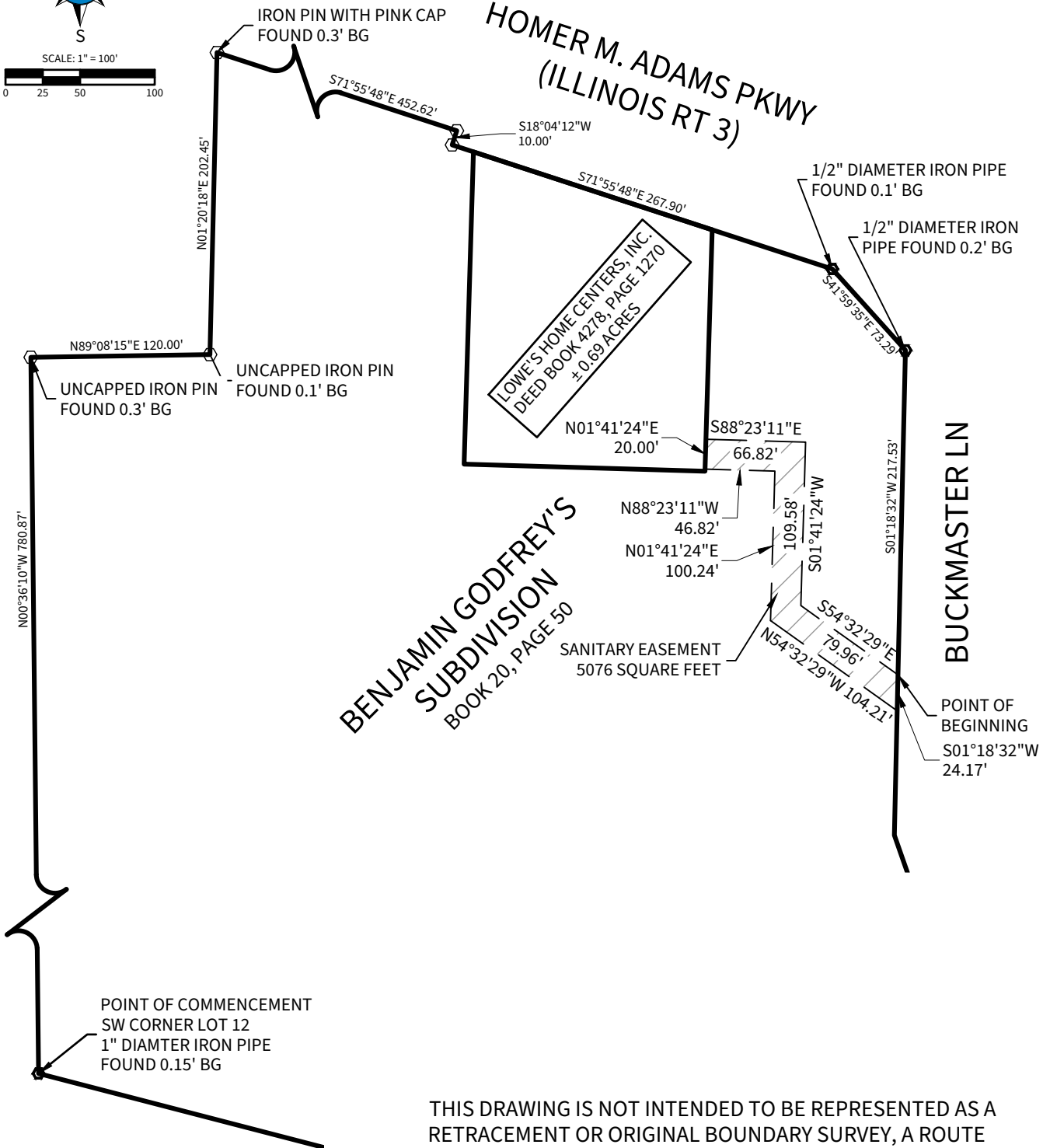
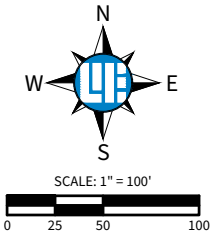
PROJECT # W260178

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SHEET 1 OF 2



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SHEET 2 OF 2



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REPORT TO THE PLAN COMMISSION

CITY OF ALTON

Application Number:	PC26-004
Application Name:	Short-Term Rental Text Amendment
Applicant Name:	City Initiated
Request:	Text Amendment to Strengthen Short-Term Rental Regulations
Staff Recommendation:	Approval
PC Meeting Date:	May 12, 2026

Background

In 2021, the City Council adopted Chapter 22, Short-Term Occupancy Rental Units, of Title 4 Business Regulations of the City Code, establishing licensing and operational requirements for Short-Term Rental Units (“STRs”). In 2023, the City subsequently amended Title 11, the Zoning Ordinance, to formally establish STRs as a regulated land use within the City of Alton.

The adopted 2023 amendments created a two-tiered STR framework distinguishing between owner-occupied and non-owner-occupied units:

- Type A STRs (Owner-Occupied): Allowed by right as an accessory use in certain residential and commercial zoning districts, provided the owner resides on-site during guest occupancy.
- Type B STRs (Non-Owner-Occupied): Allowed by Special Use Permit within residential districts and permitted by right in certain commercial and mixed-use districts.

The purpose of the 2023 amendments was to:

- Provide a legal pathway for STR operations;
- Facilitate tourism opportunities;
- Protect neighborhood character and residential housing stock; and
- Establish operational safeguards to mitigate nuisance concerns.

Since adoption of the ordinance, STR activity has continued to increase both locally and nationally. While STRs provide potential economic and tourism benefits, communities across the country—particularly historic and tourism-oriented communities—have increasingly identified concerns related to:

- Loss of long-term rental housing;

- Conversion of owner-occupied housing to outside-investor-owned lodging;
- Overconcentration of STRs within residential neighborhoods;
- Impacts to neighborhood and historic character; and
- Potential housing affordability challenges.

In response to these concerns, the Plan Commission has directed staff to evaluate additional zoning tools and best practices intended to better balance tourism accommodations with neighborhood preservation and long-term housing stability.

Goals

The goals of the proposed Short-Term Rental Text Amendment are as follows:

- Continue supporting tourism and hospitality opportunities within the City of Alton;
- Preserve the character and stability of residential neighborhoods;
- Protect the City’s long-term rental and owner-occupied housing stock;
- Prevent overconcentration of non-owner-occupied STRs;
- Support preservation of historic residential areas;
- Reduce nuisance and absentee ownership concerns; and
- Align the City’s regulations with emerging best practices.

Existing Code Language

Definitions:

SHORT-TERM RENTAL UNIT: An accommodation for one group of transient guests where a residential dwelling is rented for licensed lodging for a period of time no less than 24 hours and not to exceed 30 days. For the purpose of this definition, a residential dwelling shall include all housing types. This definition does not apply to a lease-back provision as part of a sale in a real estate transaction.

SHORT-TERM RENTAL UNIT, OWNER: The person or entity that holds legal and equitable title to a Short-Term Rental property.

SHORT-TERM RENTAL UNIT, TYPE A: An owner-occupied Short-Term Rental Unit in which the owner of the dwelling shall maintain the Short-Term Rental as their permanent residence and shall reside on the premises at the time that Short-Term Rental guests are present.

SHORT TERM RENTAL UNIT, TYPE B: A non-owner occupied Short-Term Rental Unit in which the owner of the dwelling is not present on site during the Short-Term Rental.

Zoning Regulations

Type A STRs (Owner-Occupied) are permitted as an accessory use within:

- R-1, R-2, R-3, and R-4 Residential Districts;
- C-2, C-4, and C-5 Commercial Districts;
- MR Marina Recreation Districts; and

- MUT Mixed Use Transportation Districts.

Type B STRs (Non-Owner-Occupied) require a Special Use Permit within residential districts and are permitted as an accessory use within certain commercial and mixed-use districts.

Licensing Requirements

All short-term rental units require an annual business license through the City Treasurer and are required to remit hotel/motel taxes. STRs are also subject to annual inspections and occupancy limits prescribed in the International Residential Code, unless Plan Commission and City Council require stricter regulations through the special use permit review process.

Emerging Concerns

Since implementation of the 2023 ordinance, staff and the Plan Commission have discussed broader housing and neighborhood preservation concerns associated with unrestricted proliferation of non-owner-occupied STRs. These concerns include:

- Incremental removal of housing units from the long-term rental market;
- Investor acquisition of affordable housing stock;
- Concentration of transient occupancy within established residential blocks;
- Erosion of neighborhood character and stability;
- Increased absentee ownership;
- Potential impacts on historic character; and
- Reduced housing availability for local residents and workforce populations.

These concerns are particularly relevant in Alton, where tourism is an important component of the local economy, much of our housing stock is historic and limited in supply, and many neighborhoods contain naturally occurring affordable housing.

There are zoning tools available that can help mitigate these concerns, while also allowing STRs to serve tourism demand within Alton. These tools include proximity requirements, permit caps, and nuisance abatement tools to balance tourism-related lodging with long-term housing preservation goals.

Proposed Amendments

Staff is proposing three changes to enhance short-term rental regulations within the city:

- Establish a 500-foot minimum separation requirement for non-owner-occupied (Type B) STRs located within residential zoning districts.
- Strengthen the off-street parking provisions to require one off-street parking space per bedroom utilized for the short-term rental.
- Capping the number of non-owner-occupied (Type B) STRs located within residential zoning districts to 0.2% of total housing units as identified by the most recent decennial census, which allows up to 26 non-owner-occupied STRs in residentially zoned areas.

As proposed, the proximity requirement would not apply to Type A (owner-occupied) STRs or STRs located in commercial districts.

Planning & Zoning Considerations

The proposed amendment is consistent with broader goals and policies contained within the City’s Comprehensive Plan, including:

- Protecting the integrity of established residential neighborhoods;
- Encouraging reinvestment without displacement;
- Supporting sustainable tourism;
- Preserving historic character; and
- Maintaining a diverse housing supply.

The amendment also reflects broader housing policy discussions occurring throughout the city regarding the relationship between STR proliferation and housing affordability. The proposed regulations are intended to strike a balance between supporting tourism and entrepreneurship opportunities and preserving long-term neighborhood stability and housing availability for residents.

Staff Recommendation

The proposed amendment maintains a pathway for STR operations within the City, continues supporting tourism and hospitality uses, preserves opportunities for owner-occupied STRs, and better protects residential neighborhoods and long-term housing stock from overconcentration of transient lodging uses.

Staff recommends approval of the proposed text amendment establishing proximity requirements and permit caps for non-owner-occupied Short-Term Rental Units within residential zoning districts and strengthening off-street parking requirements.

Draft Code Language

Proposed additions are underlined; proposed deletions are struck through.

CHAPTER 7 STANDARDS FOR USES

11-7-2: ACCESSORY USE STANDARDS:

D. “Type A” Short-Term Rental Units

1. “Type A” Short-Term Rental Units are a permitted accessory use in R-1, R-2, R-3, R-4, C-1, C-2, C-4, C-5, MR, and MUT zoning districts subject to the following provisions:
 - a. The owner of the dwelling shall maintain the Short-Term Rental as their permanent residence and shall reside on the premises at the time that Short-Term Rental guests are present.
 - b. No more than one (1) unit in any dwelling may be rented at the same time as a Short-Term Rental.
 - c. Only one group of patrons in a 24-hour period shall be allowed in a “Type A” Short-Term Rental Unit.

- d. "Type-A" Short-Term Rental Units shall be subject to and shall comply with all requirements of the city and state building, fire, safety, and occupancy codes and limits.
- e. In C-1, C-2, C-4, C-5, and MR Districts, "Type A" Short-Term Rental Units shall be located above the first floor of the building or at the rear of the building.
- f. With the exception of the C-4 downtown commercial district and the MR marina recreation district, there shall be no off-site parking associated with the Short-Term Rental Unit. One off-street parking space shall be provided for each bedroom utilized for the short-term rental.

E. "Type B" Short-Term Rental Units

- 1. "Type B" Short-Term Rental Units are a permitted accessory use in C-1, C-2, C-4, C-5, MR, and MUT zoning districts subject to the following provisions:
 - a. The owner of the dwelling is not present on site during the Short-Term Rental.
 - b. No more than one (1) unit in any dwelling may be rented at the same time as a Short-Term Rental.
 - c. Only one group of patrons in a 24-hour period shall be allowed in a "Type B" Short-Term Rental Unit.
 - d. "Type-B" Short-term rental units shall be subject to and shall comply with all requirement of the city and state building, fire, safety, and occupancy codes and limits.
 - e. "Type B" Short-Term Rental Units shall be located above the first floor of the building or at the rear of the building.
 - f. With the exception of the C-4 downtown commercial district and the MR marina recreation district, there shall be no off-site parking associated with the Short-Term Rental Unit. One off-street parking space shall be provided for each bedroom utilized for the short-term rental.
 - g. In "Type B" Short-Term Rentals where the owner is not present, upon any notification that any transient, occupant, or guest of the Short-Term Rental Unit property has created unreasonable noise or disturbances, engaged in disorderly conduct or committed violation of any applicable law, rule, or regulations pertaining to the use and occupancy of the Short-Term Rental Unit property, the owner shall respond in a timely and appropriate manner to immediately halt or prevent reoccurrence of such conduct. Failure of the owner to respond to such calls or complaints regarding the condition, operation, or conduct of the occupants and/or guests of a Short-Term Rental Unit in a timely and appropriate manner shall be grounds for revocation of the special use permit as prescribed in section 11-11-4 and/or revocation of the Short-Term Rental license as prescribed in section 4-22-10 and shall subject the owner to all administrative, legal, and equitable remedies available to the City.

11-7-3: SPECIAL USE STANDARDS:

B. "Type B" Short-Term Rentals

1. "Type B" short-term rentals may be allowed as a special use in R-1, R-2, R-3, and R-4 zoning districts based on meeting the following performance standards:
 - a. The owner of the dwelling is not present on site during the short-term rental.
 - b. No more than one (1) unit in any dwelling may be rented at the same time as a short-term rental unit.
 - c. Only one group of patrons in a 24-hour period shall be allowed in a "Type B" short-term rental unit.
 - d. "Type B" Short-Term Rental Units shall be subject to and shall comply with all requirements of the city and state building, fire, safety, and occupancy codes and limits.
 - e. Any "Type B" Short-Term Rental Unit special use permit issued under this subsection shall be non-transferrable.
 - f. ~~With the exception of the C-4 downtown commercial district and the MR marina recreation district,~~ There shall be no off-site parking associated with the Short-Term Rental Unit. One off-street parking space shall be provided for each bedroom utilized for the short-term rental.
 - g. No "Type B" Short-Term Rental Unit shall be located within 500 feet of another "Type B" Short-Term Rental Unit within a residential district.
 - h. Special Use Permits for "Type B" Short-Term Rental Units shall be capped to 0.2% of total housing units as identified by the most recent decennial census.
 - i. In "Type B" Short-Term Rentals where the licensed operator is not present, upon any notification that any transient, occupant, or guest of the Short-Term Rental Unit property has created unreasonable noise or disturbances, engaged in disorderly conduct or committed violation of any applicable law, rule, or regulations pertaining to the use and occupancy of the Short-Term Rental Unit property, the licensed operator shall respond in a timely and appropriate manner to immediately halt or prevent reoccurrence of such conduct. Failure of the owner to respond to such calls or complaints regarding the condition, operation, or conduct of the occupants and/or guests of a Short-Term Rental Unit in a timely and appropriate manner shall be grounds for revocation of the special use permit as prescribed in section 11-11-4 and/or revocation of the Short-Term Rental license as prescribed in section 4-22-10 and shall subject the owner to all administrative, legal, and equitable remedies available to the City.