

COA Qualifying Statement Response

Best Western Premier Hotel will be a full service, 5-story, (110) guestroom hotel located near the IL Route 59 and Drexel Avenue intersection. The hotel guestrooms will consist of an assortment of single king units, double queen units and suites available as both king and double queen. Intermixed throughout the hotel will be (7) accessible rooms.

Hotel amenities will include 300 SF Media Center, 1,600 SF Indoor Swimming Pool, 500 SF Fitness Room, 100 SF Business Center, 375 SF Board Room, 120 SF Guest Laundry, 1,500 SF Restaurant and Lobby Bar and 1,400 SF Full Service Kitchen. There will be a 5,500 SF Ballroom that can be divided into two equal spaces with a 1,100 SF Pre-Function area and 370 SF Breakout Room.

Public Health and Safety

The Hotel will see a constant flow of guest arriving and departing the facility. What is paramount is the public health and safety of the guest staying at the hotel and employees who are employed at the hotel. In that regard, public safety training, chemicals, equipment for employees will be protocol to prevent any epidemics, accidents and incidents in the guest rooms, public space or workplace. A state of the art 24 hour monitored and recordable camera security system will be installed at the facility to provide a high standard in safety for our guest and employees specifically the employees working the audit shift and late night guest arrivals.

Morals

Moral and ethical conduct are significant factors in the hotel operations which can have a positive or negative affect on the overall operations and reputation of the hotel facility. The Operator will emphasize to all of its employees the importance of carrying out ethical and moral principles related to all guests staying at the facility. Morals and ethics are often used interchangeably; ethics refers to a rules of behavior that is based on moral obligations and duties, indicating how people should behave. It distinguishes what is right from what is wrong and promotes people to do what is right. Morals on the other hand refer to what is right and good conduct and character. Some of the values that define ethical principles include honesty, trustworthiness, integrity, fairness, keeping promises, fidelity, caring for others, accountability, pursuit of excellence, leadership, responsibility and respect others. All of the employees who are hired for employment at the facility should possess these values as they are critical in the success of our organization and will be a written policy requirement for those hired at the facility.

- b) Other than the normal use of the facility in the normal cause of business, the facility will be available to the public for meetings, conferences, weddings, family reunions, private events, receptions, social events and sports teams' accommodations etc. These groups will be able to enjoy the restaurants, shopping, private events and local events in the area.
- c) As it relates to a new development such as this hotel, the facility will improve the property values and tax base in the neighborhood and surrounding area.

d) The normal and orderly development and improvement of the surrounding property for uses established or permitted within their respective existing zoning districts directly relates to this facility and its economic impact it is intended to have for the area.

e) Water service will be brought to the site from an existing 12" water line located on the north side of Drexel Avenue. The water line will be augered under Drexel with steel casing and a 10" waterline will run within the casing.

The sanitary sewer service will be tied into an existing sanitary line running along the north property easement. A grease trap will be utilized onsite outside the full service kitchen and sized according to Fox Metro's requirements.

Stormwater lines will run throughout the site and tie into existing storm structures located at the north end of the property.

f) Two entrances will be utilized along Drexel that will allow for continuous traffic flow. A two way drive lane loops the site to avoid parking lot congestion.

e) The hotel will abide by the applicable regulations of the zoning district including REA restrictions.

Comfort

As it relates to this facility, the room experience is a key component of guest satisfaction. Guest comfort and satisfaction play an important role in the success of the facility. Smart phones access, wi-fi, lighting controls. TV's, lobby technology and amenities throughout the facility are all of many key components in guest comfort and satisfaction. We also understand that guest preferences and expectations have to be manageable in terms of efficiency and profitability. The guest service program implemented by the brand and ownership will be unique in style and highly personalized service in the room and throughout the facility.