



DEPARTMENT OF BUSINESS AFFAIRS AND CONSUMER PROTECTION  
CITY OF CHICAGO

**AGREED PLAN OF OPERATION**

Licensee: CELESTE CELEBRITY SUITES, LLC  
Premises: 68 E. Cedar Street  
Chicago, Illinois 60610  
Account: # 398057  
Licenses: BED AND BREAKFAST LICENSE  
Business Activities: BED AND BREAKFAST

The Licensee named above agrees to comply to the conditions listed below to remain in good standing with the City of Chicago Department of Business Affairs and Consumer Protection.

1. The Licensee (hereinafter, "Licensee" or "Management") is operating a bed and breakfast as the business activity whereby it rents rooms to registered guests (hereinafter, "Guests").
2. **Hours of Operation:** Premises shall be operated on a 24-hour basis. In general, check in time for guests is 4:00 P.M. and check out time for guests is 11:00 A.M. daily, unless other arrangements are made by Guests with Management. Management is on-site during check-in and check-out times. Guests have contact numbers for managers and are given access codes to get into the Premises.
3. **Guests:** All Guests shall register with Management and agree through electronic consent upon registration to abide by all Rules and Regulations. The Rules and Regulations are published on the Licensee's booking website and shall also be electronically posted in each room. Guests who materially violate the Rules and Regulations of Licensee will be asked to leave the Premises by Licensee.
4. **Use of Premises by Guests:** **The Rules and Regulations for the Premises shall include the following:**
  - a. This is a NON SMOKING FACILITY. No smoking is permitted inside or on outdoor grounds of the Premises.

- b. No persons, except registered Guests are allowed on Premises unless prior approval is received from Management.
- c. No parties are allowed with the exception of the common areas with advance approval of Management.
- d. No illegal drugs allowed.
- e. No open alcohol allowed in hallways of Premises.
- f. No candles allowed in any unit of Premises.
- g. Use of Back Patio at Premises by Guests is restricted as follows:
  - Sunday through Thursday--no use after 8:30 P.M. or dark;
  - Friday and Saturday--no use after 10:00 P.M.;
  - Due to proximity to neighboring residents music is subject to the City of Chicago's Noise Ordinance;
  - Guests on Back Patio must be mindful of neighbors and keep noise down; and
  - No more than 8 persons allowed on Back Patio.
- h. No pets allowed unless prior approved is received from Management.
- i. Maximum room occupancy limits shall be enforced and posted in each room and also on the Licensee's website.
- j. Guests are reminded to respect the Neighbors when loading and unloading; do not block driveways and do not park in No Parking Zones.
- k. Guests are reminded not to loiter on front steps of building and not to block the public way.
- l. No Guests permitted on fire escapes, except for emergency exiting.

**5. Security**

- a. Licensee currently maintains 24-hour security cameras monitoring the Premises. Recordings shall be retained for 30 days if possible and practicable and made available to Police if possible whenever requested.
- b. Emergency contact information of Managers, including cell numbers, have been provided to neighbors. Managers will respond to text or cell phone calls within 30 minutes of receipt of contact from Neighbor.

**6. Cooperation with Chicago Police Department**

- a. The Licensee agrees to attend (or have a representative attend) local C.A.P.S. meetings and other CPD-sponsored business meetings to improve awareness of any community concerns within the neighborhood.
- b. The Licensee agrees to maintain a positive and informative relationship with the local beat officer. The Licensee further agrees to cooperate with the police department in any and all incident investigations.
- c. Management agrees to call 911 to report illegal behavior of guests.

- 7. **Landscaping, Sanitation and Litter:** The exterior premises will be cleaned daily to remove any trash and litter and exterior landscaping will be maintained consistent with quality of neighboring properties.

8. Parking

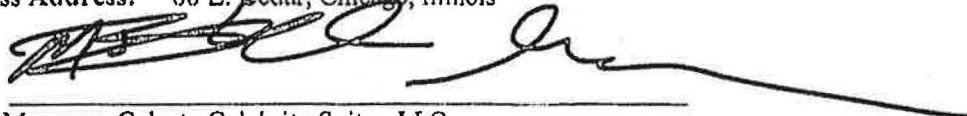
- a. Licensee agrees to rent a parking space at 1050 N. State, Chicago, Illinois, or elsewhere in the neighborhood, and make the space available for Guest use.
- b. The Licensee agrees that it will not provide street parking passes for Guest use.
- c. Guests will be informed of parking options via SpotHero and similar apps.

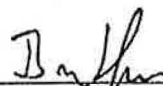
The conditions of this plan of operation are legally binding and may be enforced by the City of Chicago enforcement authorities. If Licensee fails to take reasonable steps to correct a documented objectionable condition existing or occurring on the business Premises after being provided with written notice thereof, then violation of the above stated conditions may result in the appropriate imposition of a fine and/or suspension. Continued violations of the above stated conditions which are not remedied may also result in the revocation of said license issued to the Licensee and/or issuance of cease and desist orders prohibiting the activity which violates the conditions of the regulated business license.

It shall be the duty of every person conducting, engaging in, operating, carrying on or managing the above-mentioned business entity to post this plan of operation next to the license certificate in a conspicuous place at the business address.

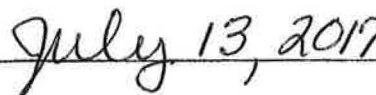
Licensee: CELESTE CELEBRITY SUITES, LLC

Business Address: 68 E. Cedar, Chicago, Illinois

By:   
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Manager, Celeste Celebrity Suites, LLC

By:   
\_\_\_\_\_  
Alderman Brian Hopkins, 2<sup>nd</sup> Ward  
City of Chicago

By:   
\_\_\_\_\_  
Barbara Gressel, Deputy Commissioner  
Department Business Affairs and Consumer Protection

Date:   
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