CDA
Chicago Department of Aviation

ATTACHMENT 1
Permitted Uses and Business Terms

Package FB13 (Group B)

Space ID	Subcategory	Proposed-Concept	Gate	Concourse	Terminal	Size (SF)
T3.U.8J.A	Casual Full Service Restaurant with Full Bar	Open	T3 Main	Main	3	3,285
T1B.U.76.A	Casual Full Service Restaurant with Full Bar	All American Bar & Grill	B06	B	1	2,719
					TOTAL	6,004

BUSINESS TERMS	
Term	15 years from Effective Date
Base Rent*	$55 per SF
Percentage Rent	Biddable rent range: 12-15%
ACDBE Participation Goal	32%

*Base rent increases by 3.0% annually

It is each Respondent's sole responsibility to verify all existing uses, permits, entitlements, improvement and utility conditions, size and configuration to confirm the feasibility of all elements of Respondent's proposal.

Respondent Entity: _____

Name of Signer (Print): _____

Title of Signer (Print): _____

Signature: _____

Date: _____

Casual Full Service Restaurant with Full Bar

Locations:

- T3.8J.A: Open
- T1B.076.A: All American Bar & Grill

Description: This concept is intended as a casual style, full service, sit-down restaurant concept that will offer wait and serve table service to customers, where customers are seated and order from a fixed menu and are served by wait staff. A separate "To Go" or "Grab n Go" counter is optional, and may only carry items from the existing menu that are representative of the concept.

Requirements: The Casual Full Service Restaurant with Full Bar concept must include the following requirements:

- Menu items must serve all day parts: breakfast, lunch, and dinner.
- Healthy and varied choices must be offered to meet the dietary needs and preferences of travelers, including food and beverage options that consider dietary restrictions, food allergies, and food intolerances such as, but not limited to, vegan, vegetarian, and gluten free entrees. Where such menu options are not possible due to brand restrictions or other reasons, Respondent must include an explanation of these limitations in its Proposal. Where feasible, consideration should also be made to meet the needs of travelers with religious and cultural restrictions or preferences through the offering of items that meet standards including, but not limited to, kosher and halal.
- The concepts must offer only quality products, served quickly and efficiently. Any "To Go" or "Grab n Go" items must be contained in sustainable packaging, defined as packaging made from recycled materials or that will biodegrade in compost, where applicable. Where such packaging options are not possible due to brand restrictions or other reasons, Respondent must include an explanation of these limitations in its Proposal.
- Menus must include customizable or "build-your-own" items.
- Menus must indicate food preference, food allergy, and food intolerance items as well as calories. Operators must have the full ingredient list of every menu item available for customers upon request.
- This location requires a full-service bar selling beer, wine, spirits, and cocktails, as well as food from the main menu which also must be available at any bar seating. Alcoholic selections at both the bar and in restaurant seating must include draft and bottled or canned beer, wine by the glass, a full spirits menu, and cocktails. The beverage menu must contain offerings at various price points, from "well" liquor to "top-shelf" premium liquor, and beer offerings must include local craft beers from a minimum of four different craft breweries. Beverage items must include a minimum of one gluten free beer option (not "gluten removed").
- Concepts may, but are not required to, include a local, regional, national, or proprietary brand. Any location that is based on a currently existing and operating local, regional, or national brand having an existing presence on the street must have a menu that reflects the street locations to the greatest extent possible. Loyalty programs and gift cards available at the street locations must also be available, recognized, and redeemable at the airport location unless expressly waived by CDA.

- Menus are encouraged to change periodically, including seasonally with limited time offers to reflect seasonal changes and holiday events and changing customer food desires and to keep the menu fresh. A “signature” menu item and/or alcoholic drink created specifically for Chicago O’Hare is highly encouraged.
- A children’s menu is required.
- A minimum 10% airport employee discount is required and an employee value meal is optional.

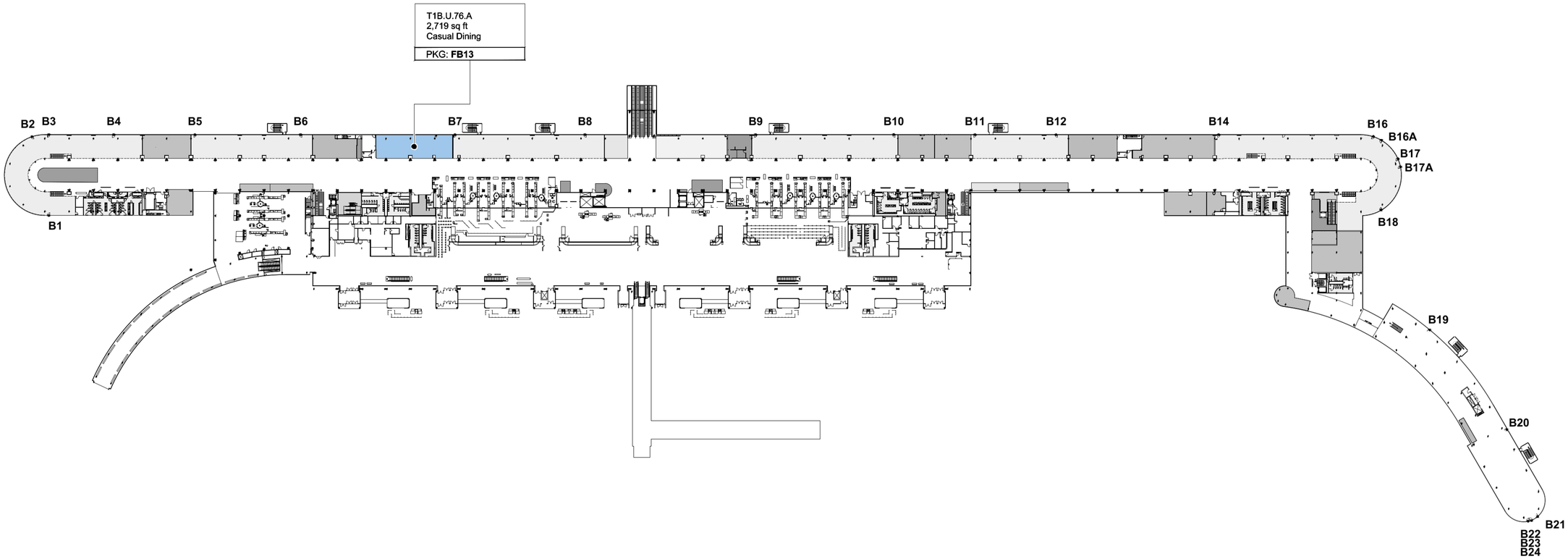
Touchless transactions, remote ordering, gate delivery, and self-service table ordering may be incorporated.

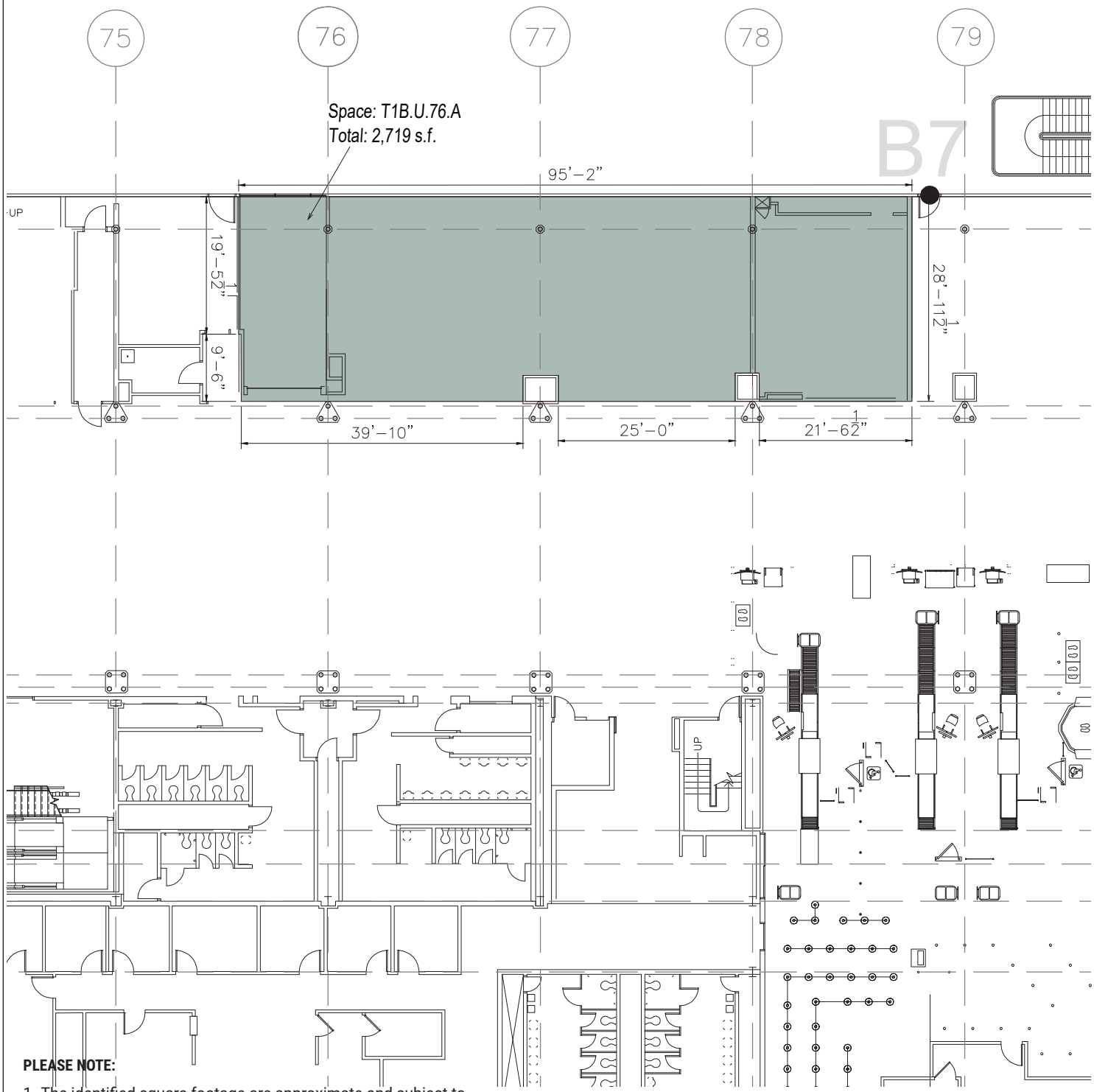
Concepts/Permitted Uses:

- **Open**: With a significant footprint and a centralized location, this location should offer broad appeal to passengers, in menu offerings, order styles, seating options, and price point. Permitted uses include, but are not limited to:
    - Diner
    - Mexican/Latin
    - Asian
    - Italian/Mediterranean
    - Chicago Style Pizza
    - Other Ethnic
    - General casual dining

- **All American Bar & Grill:** As the only casual full service dining option in the low gates of Concourse B, this location should offer broad appeal to passengers, in menu offerings, order styles, seating options, and price point.

Terminal 1
Concourse B
Package **FB13** Location





PLEASE NOTE:

1. The identified square footage are approximate and subject to finalcorrection for purposes of determining the Fixed Fee in accordance withfield measurements to be taken after completion
2. City reserves the right to change locations and dimension

O'Hare International Airport
Lease Outline Drawing

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

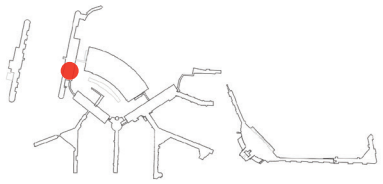
Terminal 1 » Concourse B » Upper Level

T1B.U.76.A

Typology: Inline Type I

Interior: 2,719 s.f.
Spill Out Zone: N/A
Total Square Footage: 2,719 s.f.

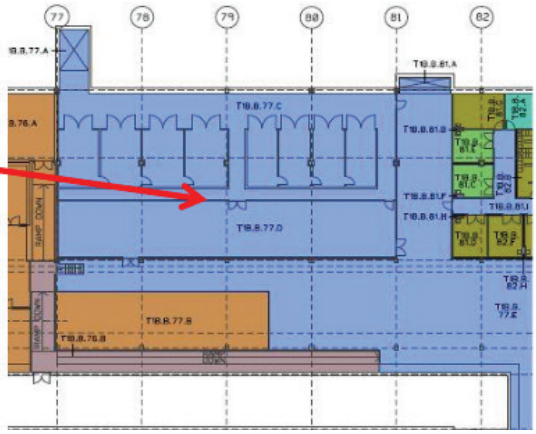
Date: April 2024 Scale: 1'=20'-0'



KEY PLAN

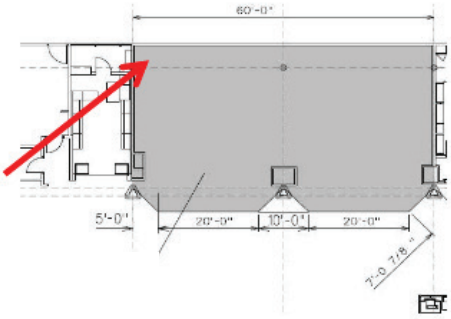
Electric Meter

Electric Meter Panel
Basement Level



Electric Meter Panel Location
Vaut 8 Basement Level

Electrical Panels
Upper Level



Electrical Panel Plan
Upper Level

SEE 2024 0429 ORD T1 PROPOSED CONC UTILITY MATRIX.XLSX FOR UTILITY DETAILS

O'Hare International Airport
Electric Meter and Panel Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

Terminal 1 » Concourse B » Upper Level

T1B.U.76.A

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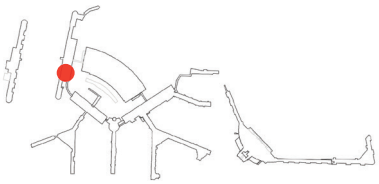
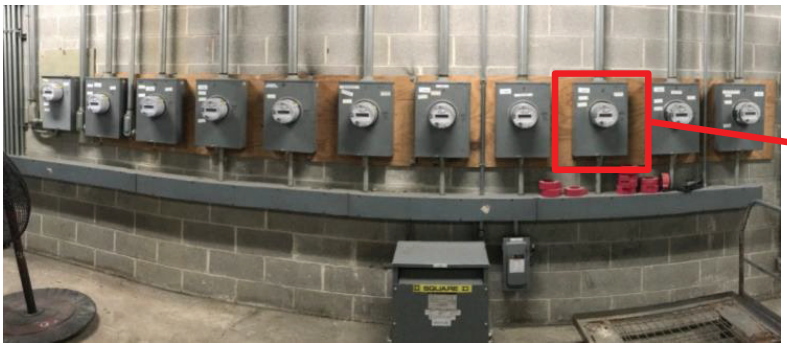


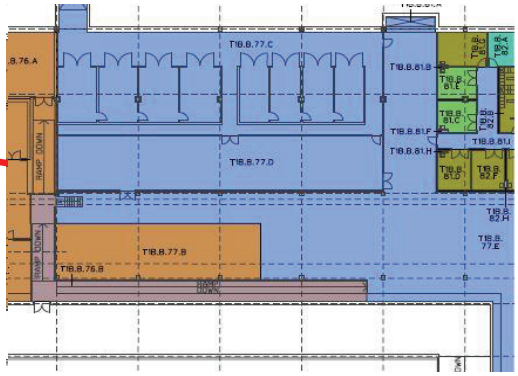
KEY PLAN

Electric Meter

Breaker

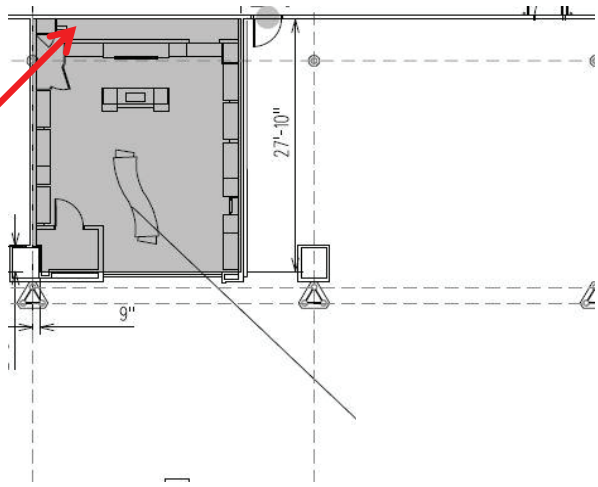


Electric Meter Panel
Basement Level



Electric Meter Panel Location
Basement Level

Electrical Panels
Upper Level



Electrical Panel Plan
Upper Level

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O'Hare International Airport
Electric Meter and Panel Location

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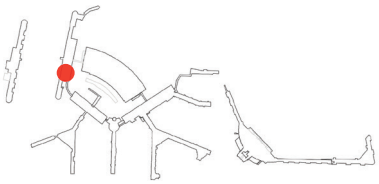
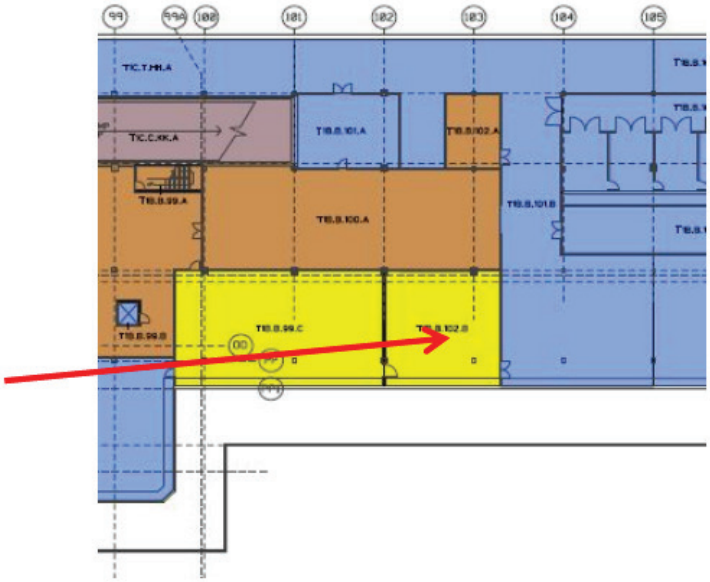


KEY PLAN

No Water Meter For This Location

Water Meter



Water Meter Panel Location
Basement Level

SEE 2024 0429 ORD T1 PROPOSED CONC UTILITY MATRIX.XLSX FOR UTILITY DETAILS

O'Hare International Airport
Water Meter Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
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Terminal 1 » Concourse B » Upper Level

T1B.U.76.A

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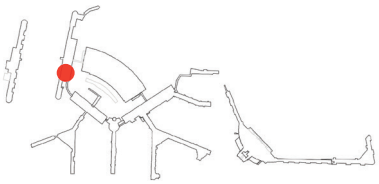

KEY PLAN

No Gas Service At This Location

SEE **2024 0429 ORD T1 PROPOSED CONC UTILITY MATRIX.XLSX** FOR UTILITY DETAILS

O'Hare International Airport
Gas Meter Location

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

Terminal 1 » Concourse B » Upper Level

T1B.U.76.A

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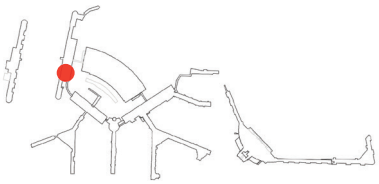
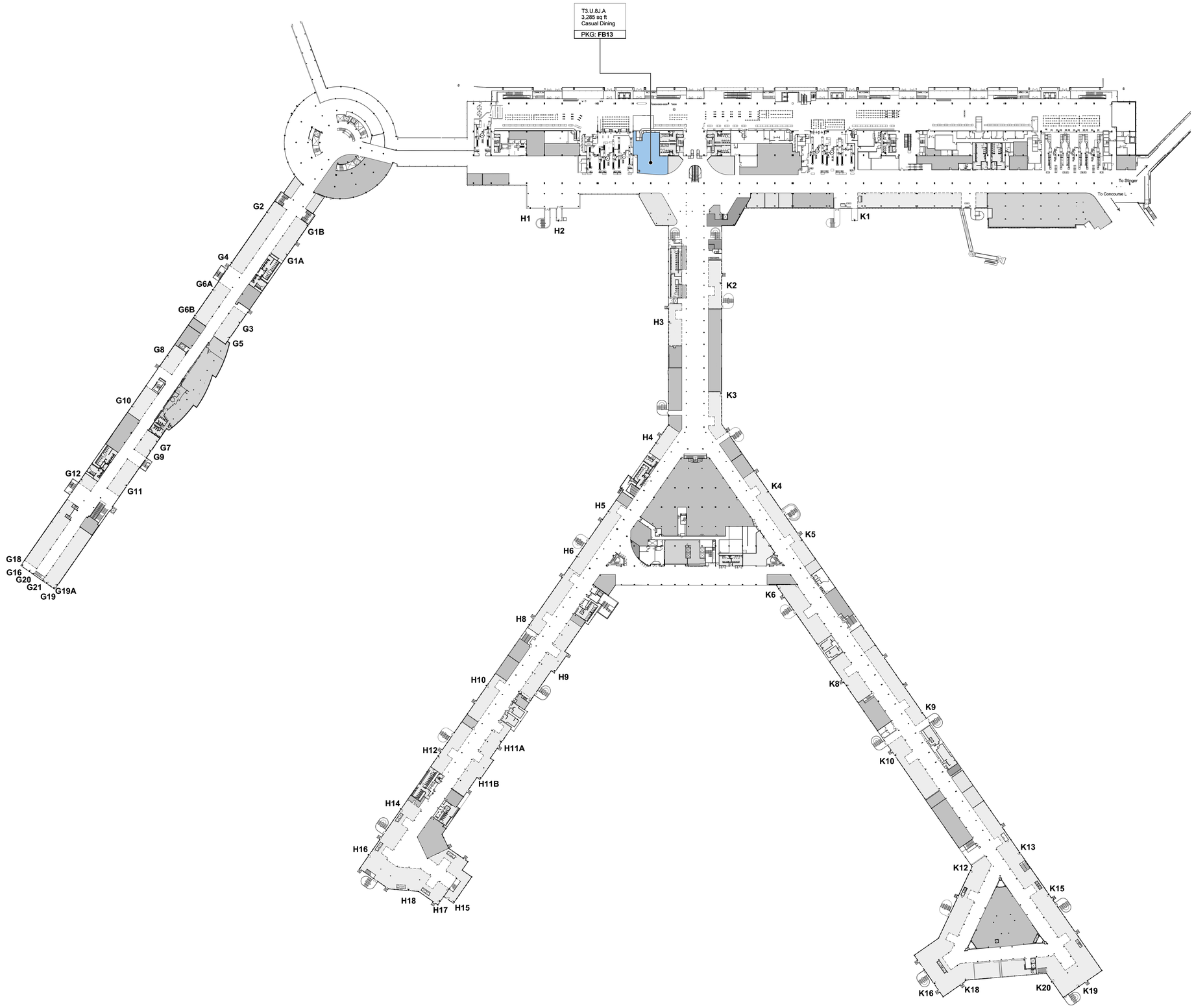
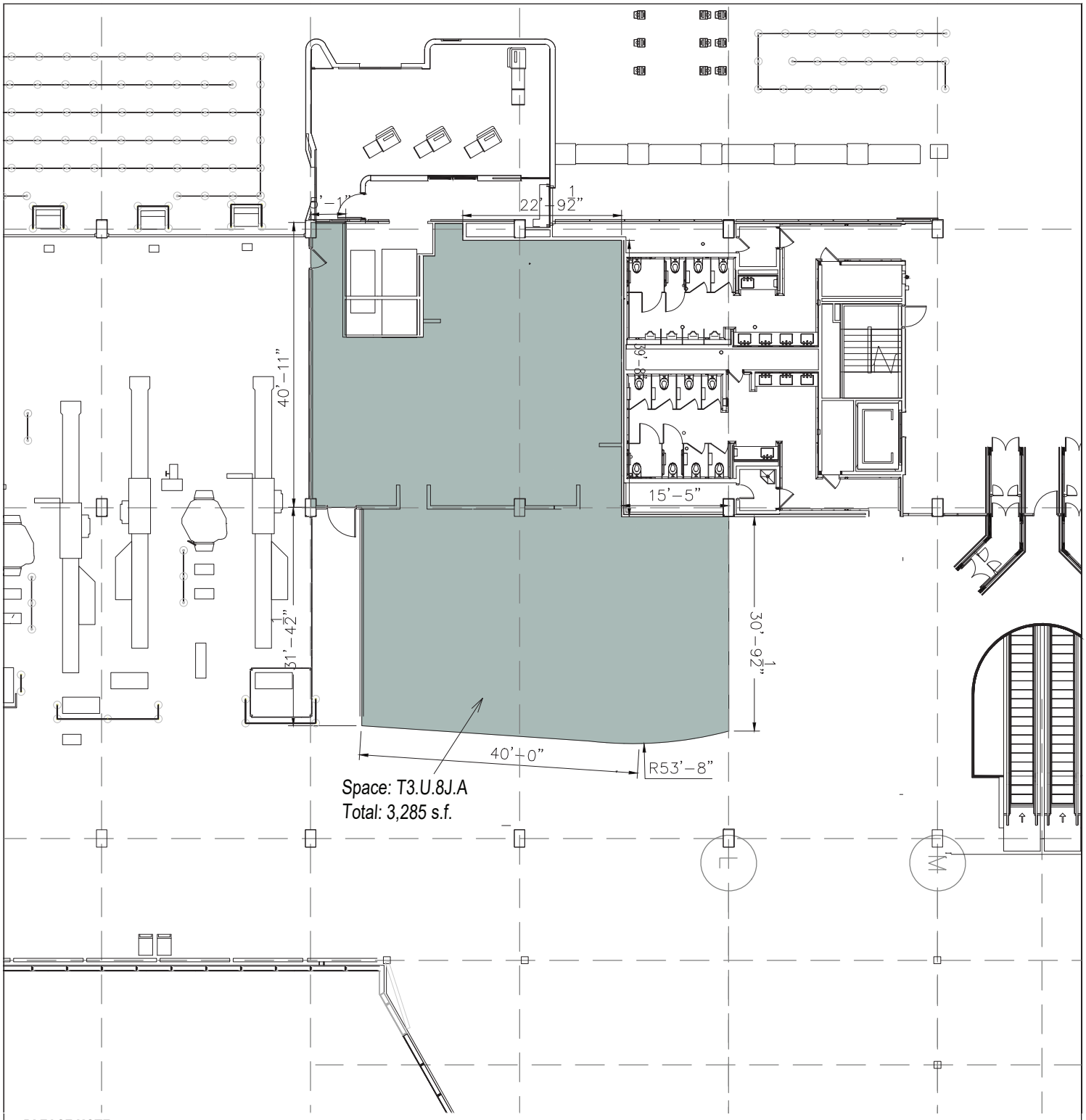


KEY PLAN

Terminal 3

Package **FB13** Location





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Lease Outline Drawing

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CDA
Chicago Department of Aviation

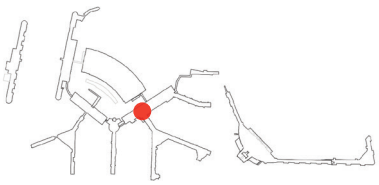
Terminal 3 » Main » Upper Level

T3.U.8J.A

Typology: Inline Type II

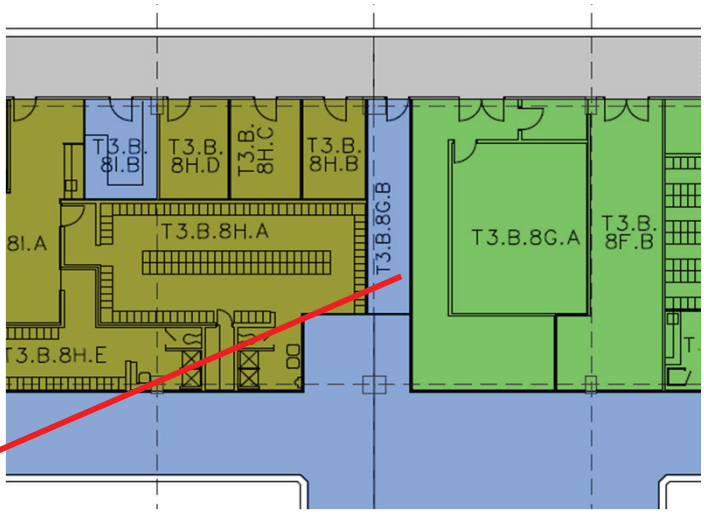
Interior: 3,285 s.f.
Spill Out Zone: N/A
Total Square Footage: 3,285 s.f.

Date: April 2024 Scale: 1'=20'-0'



KEY PLAN

Electric Meter & Breaker



Electric Meter Location Plan
Basement Level

Electric Switch Gear

SEE 2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX FOR UTILITY DETAILS

O'Hare International Airport
Electric Meter and Panel Location

City of Chicago
Brandon Johnson, Mayor

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Chicago Department of Aviation

Terminal 3 » Main » Upper Level

T3.U.8J.A

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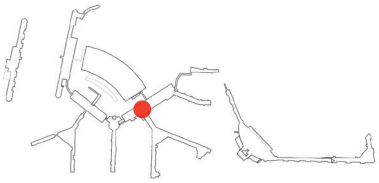
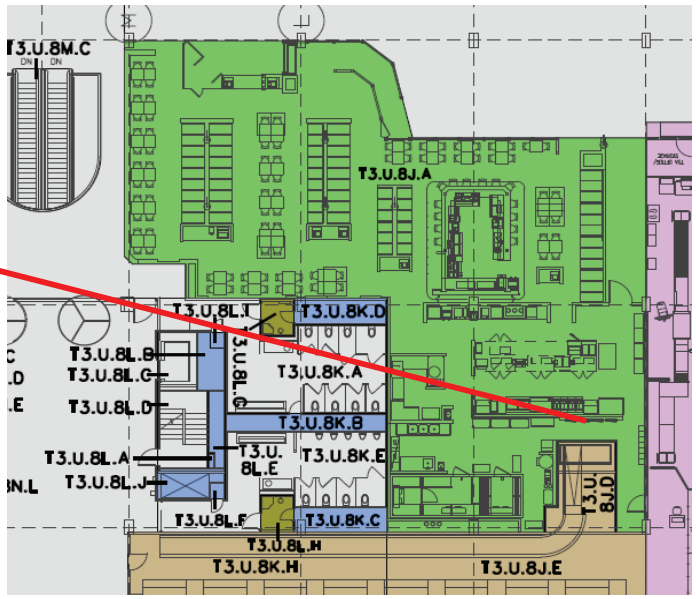


KEY PLAN

Electrical Panels

DP Electrical Panel Location



Electrical Panel Location Plan
Upper Level

SEE 2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX FOR UTILITY DETAILS

O'Hare International Airport
Electric Meter and Panel Location

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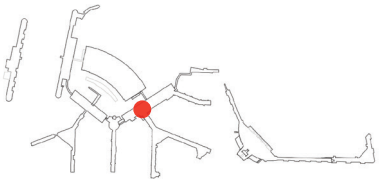

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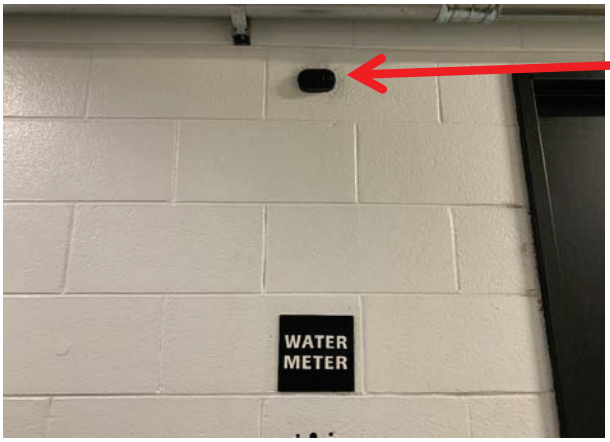
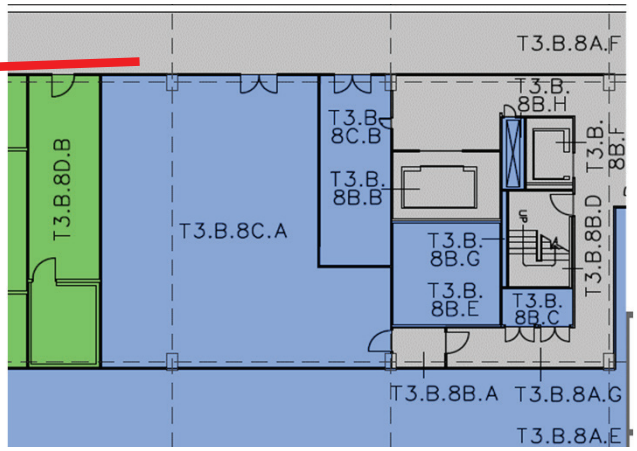


Water Meter Location



Water Meter Location Plan
Basement Level

SEE 2024 0429 ORD T3 PROPOSED CONC UTILITY MATRIX.XLSX FOR UTILITY DETAILS

O'Hare International Airport
Water Meter Location

City of Chicago
Brandon Johnson, Mayor

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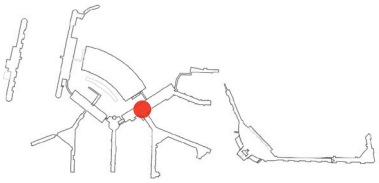

KEY PLAN

No Gas Service At This Location

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O'Hare International Airport
Gas Meter Location

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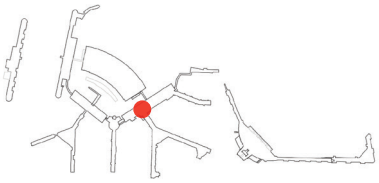

KEY PLAN