CDA
Chicago Department of Aviation

ATTACHMENT 1
Permitted Uses and Business Terms

Package FB8 (Group C)

Space ID	Subcategory	Proposed-Concept	Gate	Concourse	Terminal	Size (SF)
T1C.U.20.D	Full Bar with Small Bites	Specialty Bar	C15	C	1	1,025
T3.U.8.LL.8	Quick Service Restaurant	National Burger	T3 Main	Main	3	1,103
T3K.U.62.A	Walk Away	Snack	K10	HK	3	493
					TOTAL	2,621

BUSINESS TERMS	
Term	10 years from Effective Date
Base Rent*	$55 per SF
Percentage Rent	Biddable rent range: 12-15%
ACDBE Participation Goal	N/A

*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: _____

Full Bar with Small Bites

Location:

- T1C.20.D: Specialty Bar

Description: This concept is intended as a bar serving a full line of alcoholic and non-alcoholic drinks, and a menu of concept-themed small plate food items such as appetizers, finger foods, sweet and savory snacks, or charcuterie plates. If Respondent operates an existing food and beverage facility within proximity to the proposed Full Bar with Small Bites, the operator may offer menu items from the other proximate food and beverage unit at this concept. 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 Full Bar with Small Bites 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 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. Alcoholic selections 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.
- The facility must have seating options within the unit and offer to-go drinks if permitted by the local liquor license and CDA.
- 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. With a linear, narrow footprint, consideration should be addressed in design and operations regarding traffic flow and management of seating area.

Concepts/Permitted Uses: Permitted uses include, but are not limited to:

- Tavern/Pub
- Wine Bar
- Brewery
- Distillery or Spirit Bar
- Beer Hall/Biergarten
- Champagne or Other Liquor based Bar

Quick Service Restaurant

Location:

- T3.8.LL.8: National Burger

Description: This concept is intended as a quick and casual, made to order, counter service style restaurant concept preparing and serving food to go. Concept appropriate alcoholic beverages are permitted. The restaurant may include “Grab n Go” items from the existing menu that are representative of the concept, but the primary model is made to order takeaway food. Kiosk ordering, touchless transactions, remote ordering, gate delivery, and self-service table ordering may be incorporated.

Requirements: Quick Service Restaurant concepts 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 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.
- 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.
- A children’s menu is highly encouraged.
- A minimum 10% airport employee discount is required and an employee value meal is optional.

Seating, if provided in the LOD, and/or queuing must be contained within the lease line of the premises.

Concepts/Permitted Uses:

- **National Burger:** This unit should be a nationally recognizable burger brand, featuring customizable burgers and fresh-made fries, as well as an assortment of options such as chicken sandwiches, salads, or other non-burger entrees.

Walk Away – Snack

Location:

- T3K.62.A

Description: This concept is intended for the operation of a Walk Away – Snack concept. Snacks are typically defined as freshly prepackaged and freshly prepared food items that are primarily single servings for immediate consumption but may be purchased to go for later consumption. Snacks may include such items as pretzels, popcorn, desserts, cookies, ice cream, frozen yogurts, churros, boba drinks and smoothies. The Snack concept may also sell water and soft drinks and a limited amount of concept appropriate packaged snack foods such as chips, crackers, cookies, and candies.

Requirements: The Walk Away – Snack concept must include the following requirements:

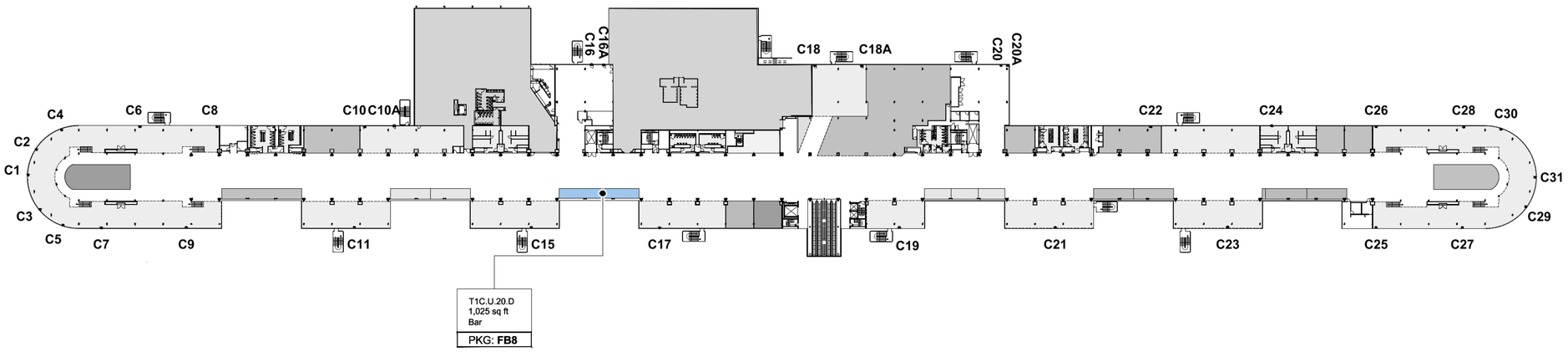
- Healthy and varied choices must be offered to meet the dietary needs and preferences of travelers, including food and beverage options that consider dietary restrictions, food allergies, and food intolerances such as, but not limited to, vegan, vegetarian, and gluten free items. Where such menu options 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 concept must offer only quality products, served quickly and efficiently 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.
- A minimum 10% airport employee discount is required.

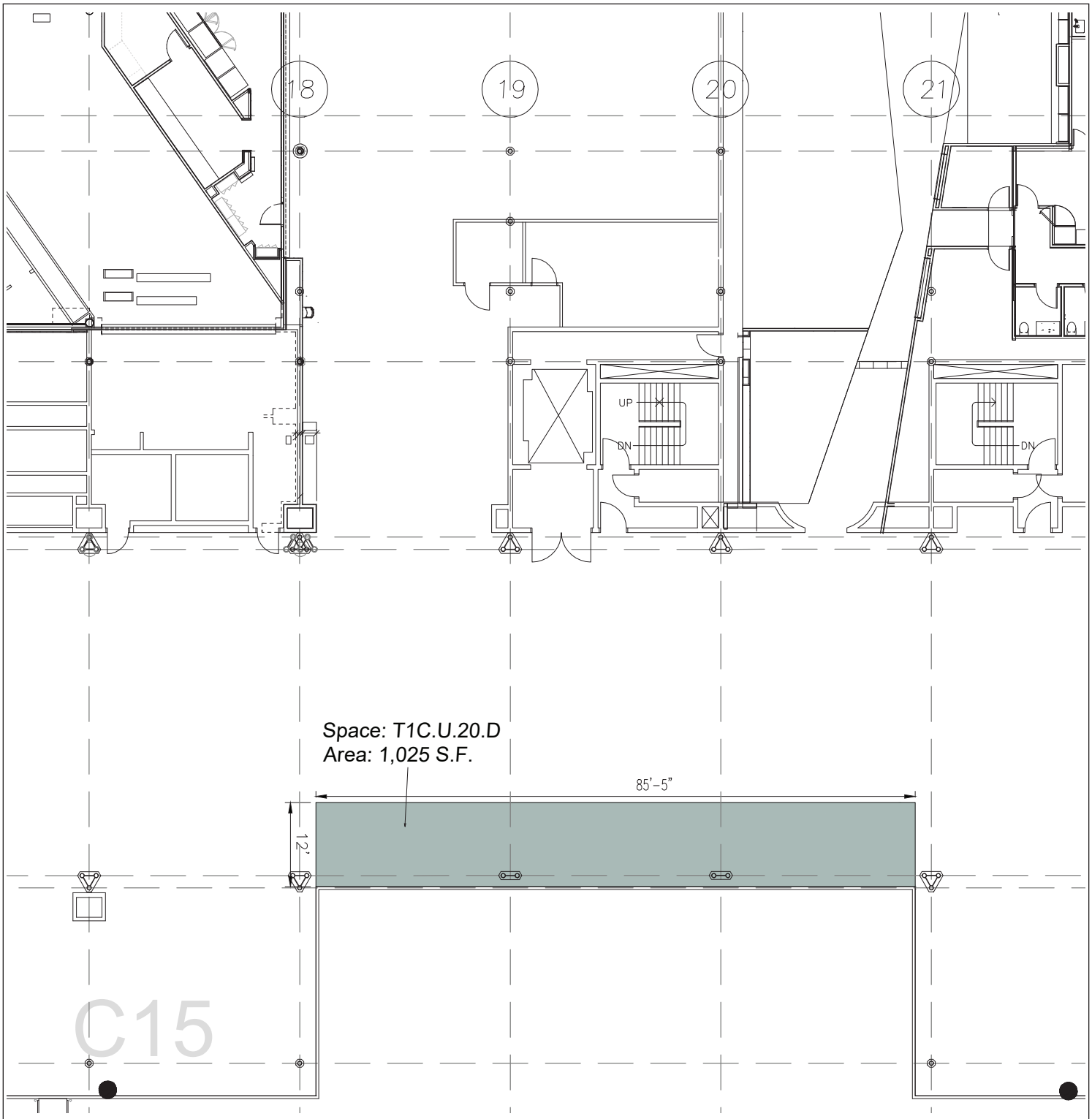
Touchless transactions and self-checkout kiosks may be incorporated.

Concepts/Permitted Uses: Permitted uses include, but are not limited to:

- Salty snacks
- Sweet treats
- Frozen/smoothie/boba drinks
- Desserts

Terminal 1
Concourse C
Package **FB8** 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

CDA
Chicago Department of Aviation

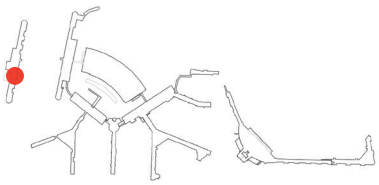
Terminal 1 » Concourse C » Upper Level

T1C.U.20.D

Typology: Attached Kiosk

Interior: 1,025 s.f.
Spill Out Zone: N/A
Total Square Footage: 1,025 s.f.

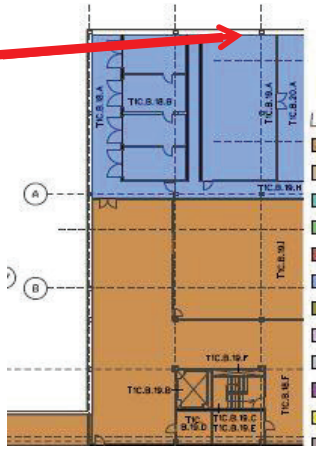
Date: April 2024 Scale: 1'=20'-0'



KEY PLAN

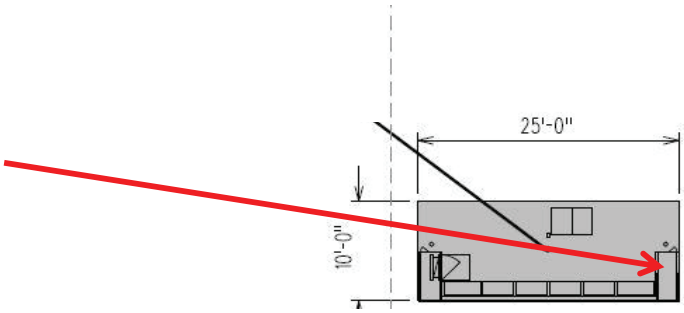
Electrical Meter & Breaker

Electrical Meter Panel
Basement Level



Electrical Meter Panel Location
Basement Level

BOH Electrical Panel



Electrical Panel -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 C » Upper Level

T1C.U.20.D

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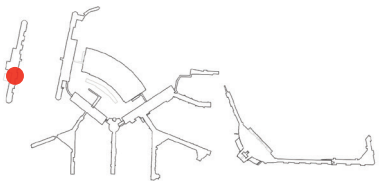
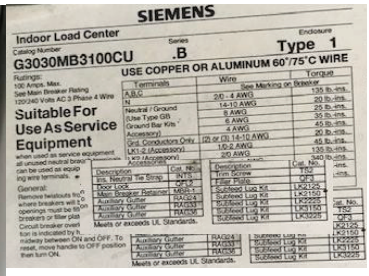
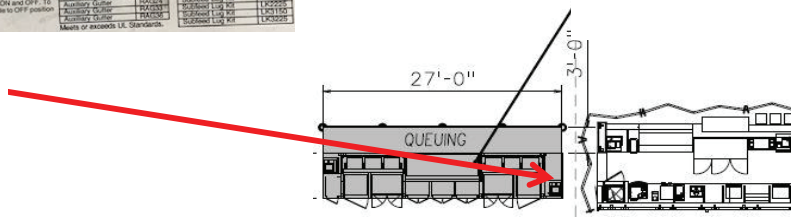
Date: April 2024 Scale: 1'=20'-0'



KEY PLAN





BOH Electrical Panel and Label
Upper Level

Electrical Panel Plan
Upper Level

No Electrical Meter for this Location

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 C » Upper Level

T1C.U.20.D

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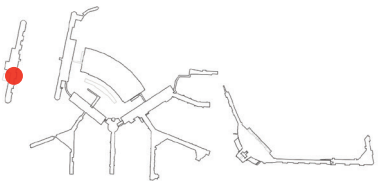
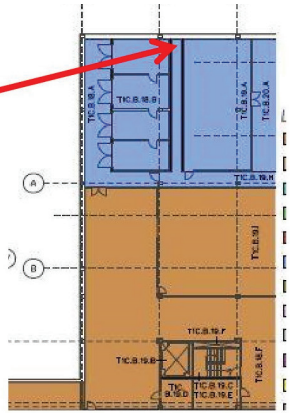


KEY PLAN

Electrical Meter

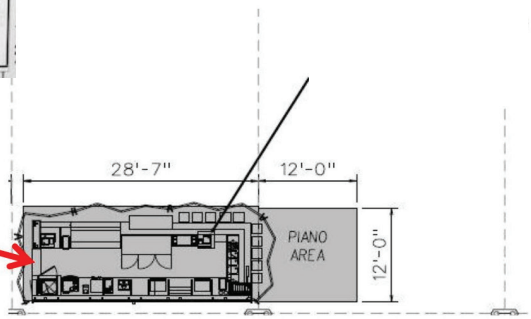
Electrical Meter Panel
Basement Level



Electrical Meter Panel Location
Basement Level

Pnl. Type	PRL1A	Pnl. Amps	200
Volts	208Y/120 Volt	Phase 3	Wire 4
Neut. Cat	1C96649G02	Neut. Amps	225
Date	01/2012	Neut. Volts	120
Box Cat.	No Box	Box Type	1
Job No.	SCG0295125-005	Mfdg. At	SUM

Electrical Panel and Label
Upper Level



Electrical Panel
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

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Chicago Department of Aviation

Terminal 1 » Concourse C » Upper Level

T1C.U.20.D

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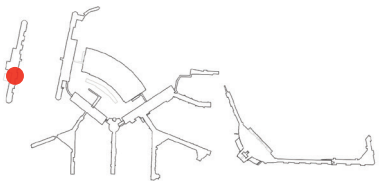
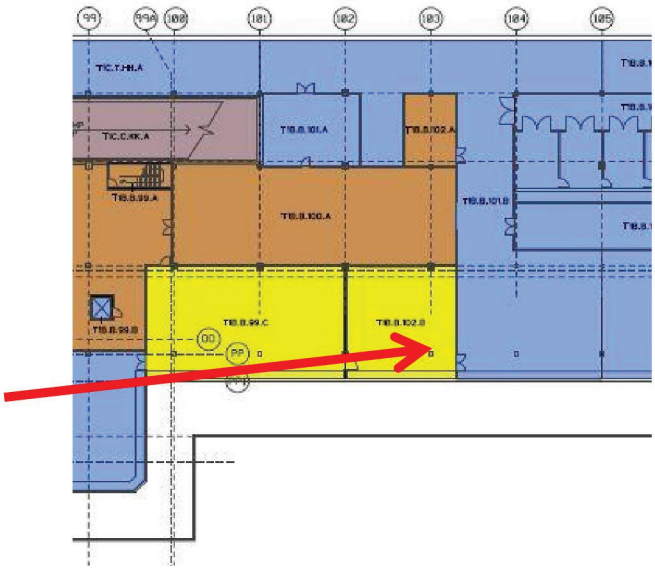


KEY PLAN

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
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

Terminal 1 » Concourse C » Upper Level

T1C.U.20.D

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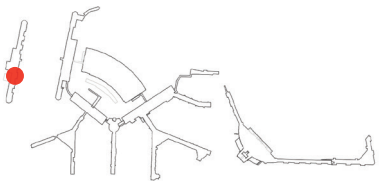

KEY PLAN

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

CDA
Chicago Department of Aviation

Terminal 1 » Concourse C » Upper Level

T1C.U.20.D

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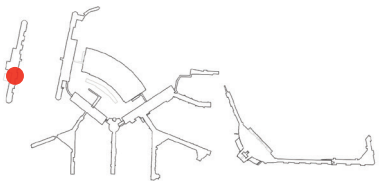
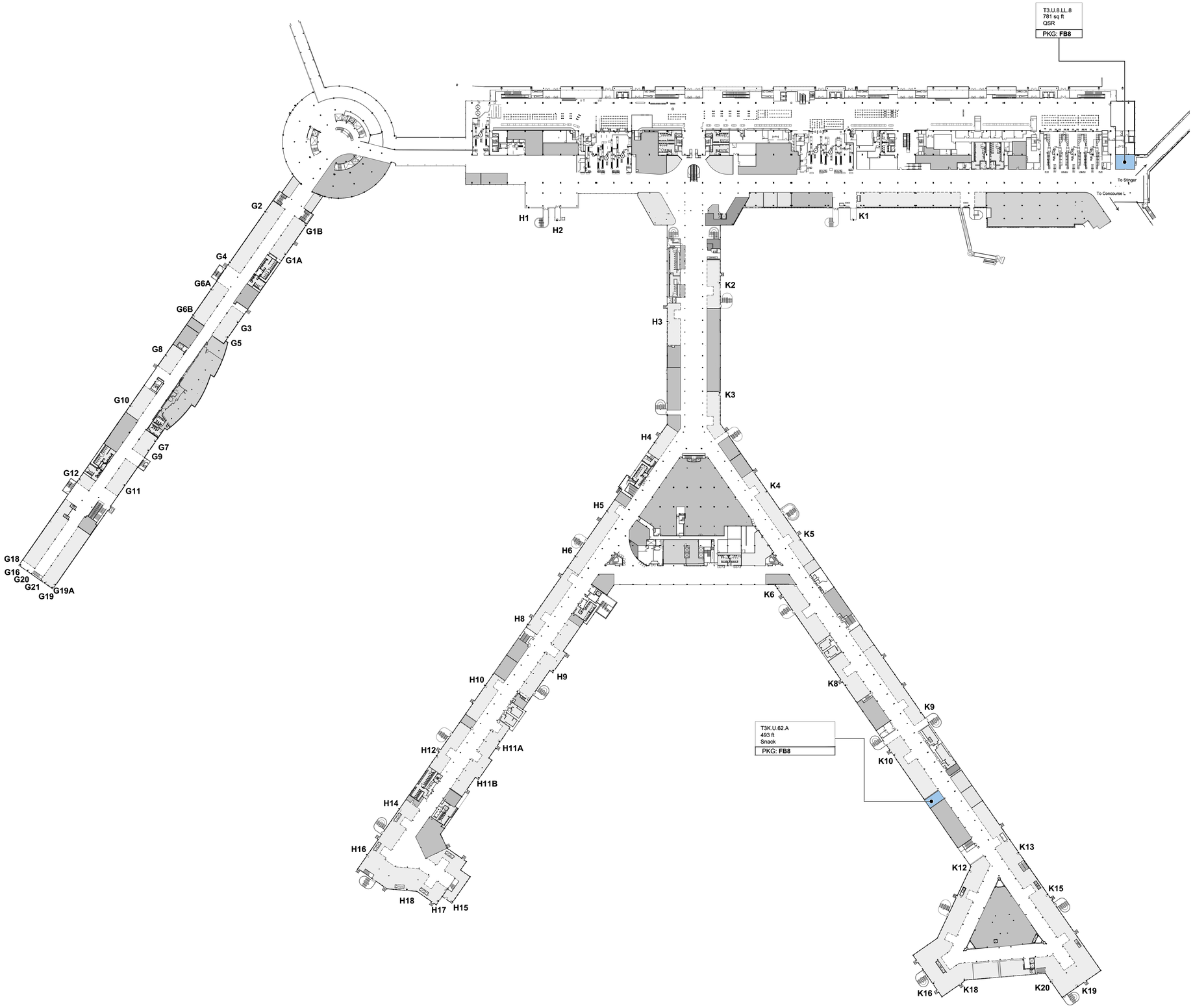
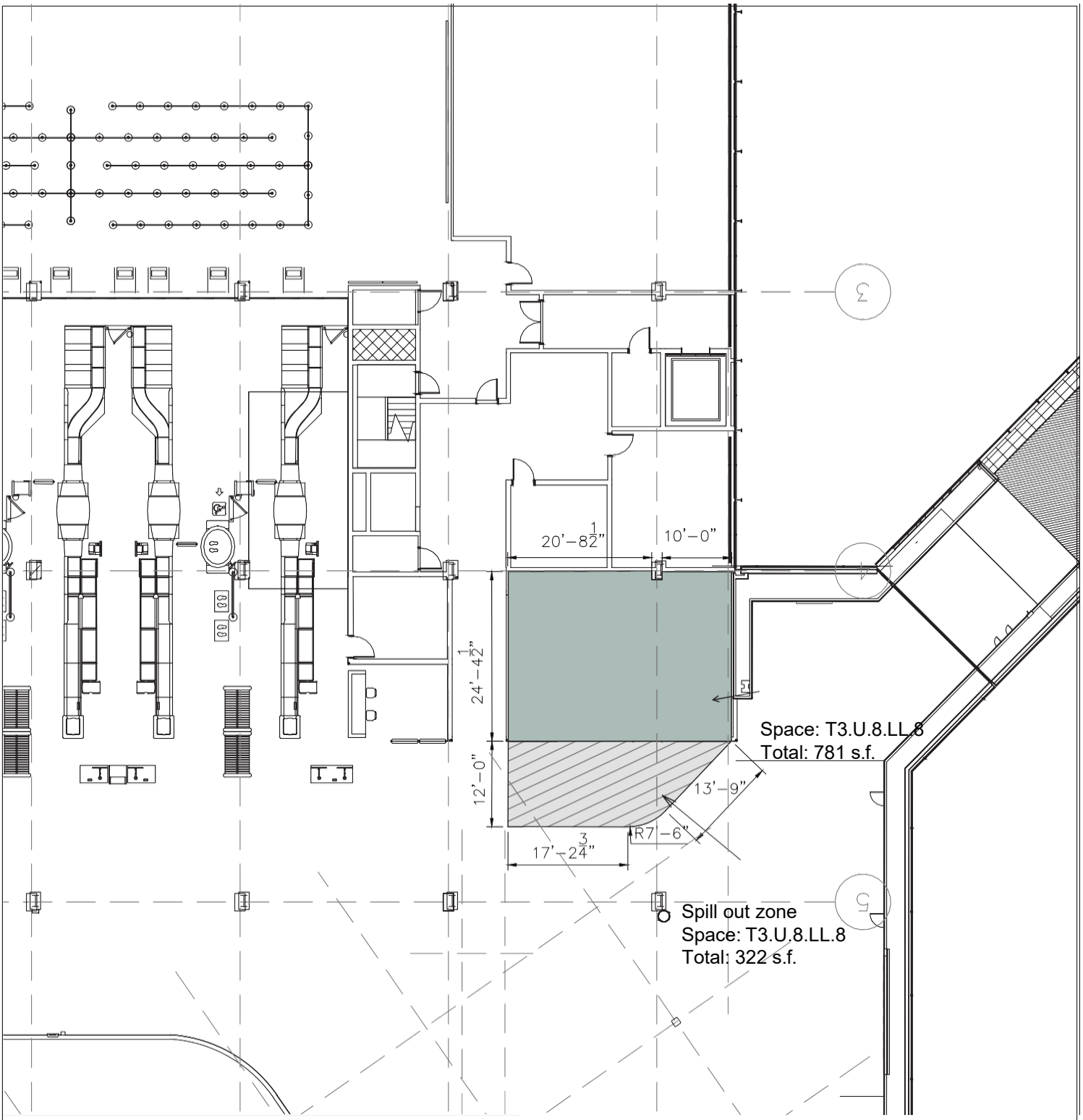


KEY PLAN

Terminal 3

Package **FB8** Location





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O'Hare International Airport
Lease Outline Drawing

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

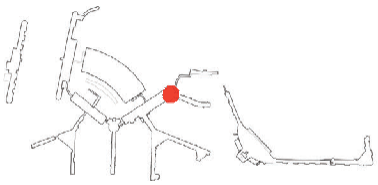
Terminal 3 » Main » Upper Level

T3.U.8.LL.8

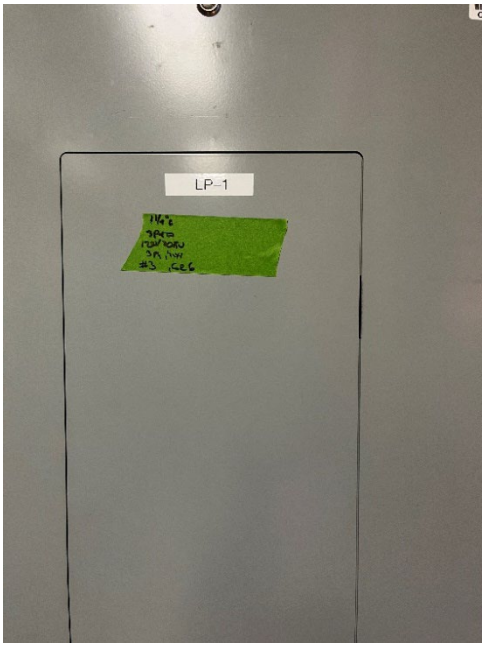
Typology: Inline Type I

Interior: 781 s.f.
Spill Out Zone: 322 s.f. (B - Queuing)
Total Square Footage: 1,103 s.f.

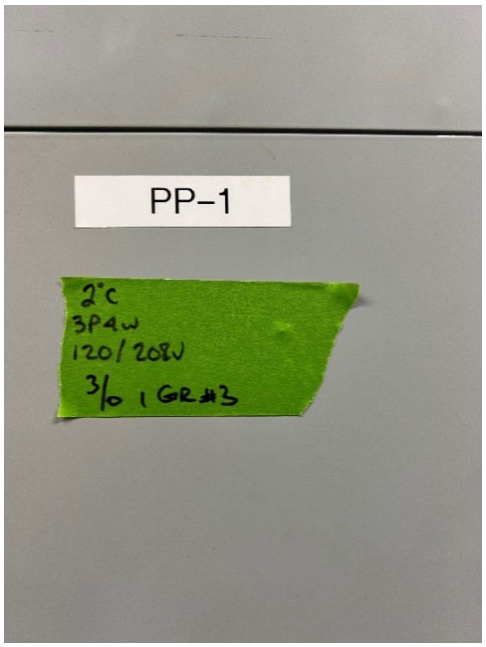
Date: April 2024 Scale: 1'=20'-0'



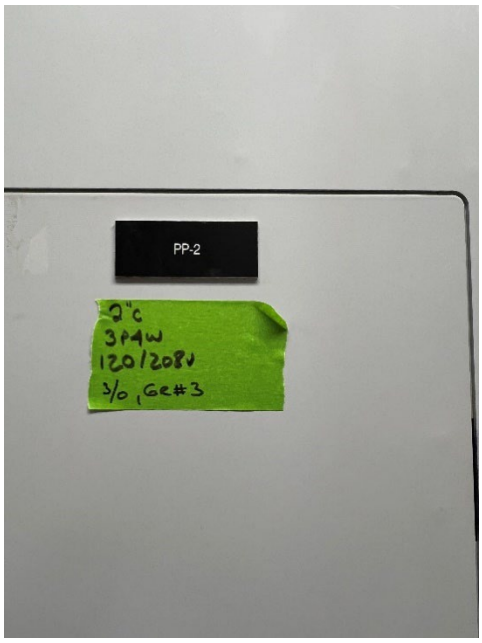
KEY PLAN



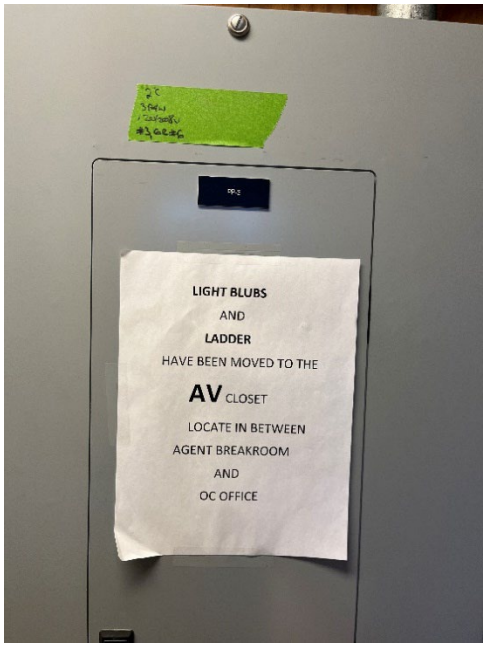
Panel LP-1



Panel PP-1



Panel PP-2



Panel PP-3

Existing Elect. Panel

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
Chicago Department of Aviation
Jamie L. Rhee, Commissioner

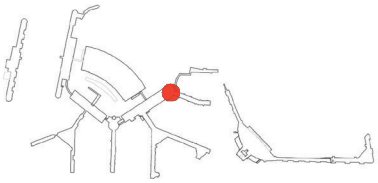
Terminal 3 » Main » Upper Level

T3.U.8.LL.8

Typology: Inline Type I

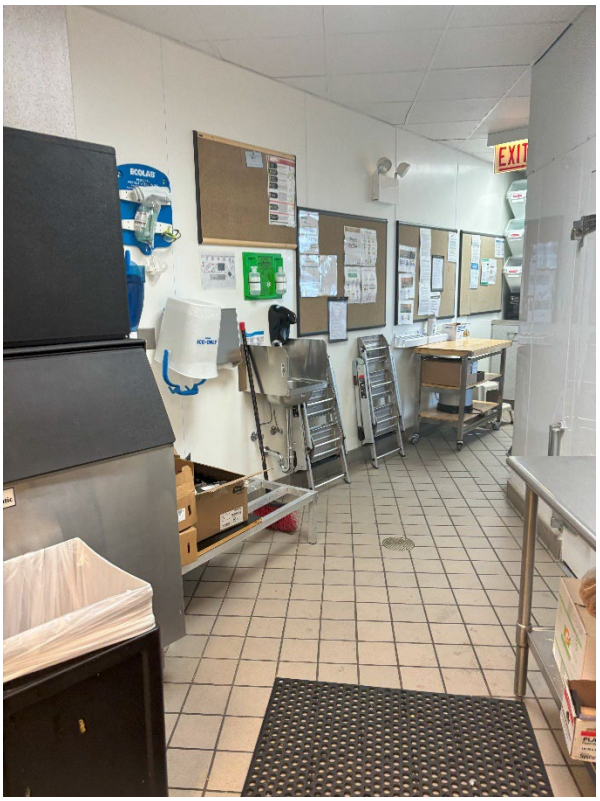
Interior: 781 s.f.
Spill Out Zone: 322 s.f. (B - Queuing)
Total Square Footage: 1,103 s.f.

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

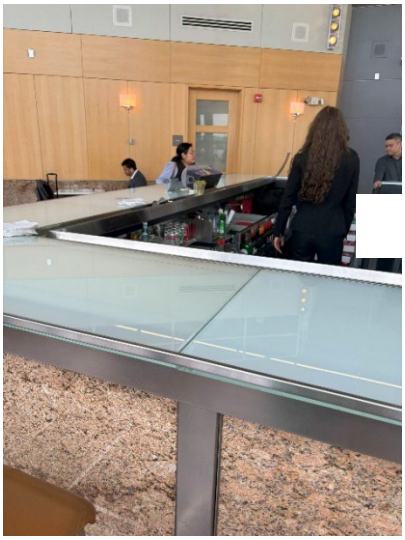


KEY PLAN

Existing Triple Compartment Sink



Existing Hand Sink



Existing Bar Sink

Water Service Is Available.

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
Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

Terminal 3 » Main » Upper Level

T3.U.8.LL.8

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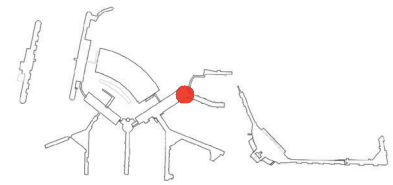

KEY PLAN

No Gas Service At This Location

SEE **2024 0429 ORD T3 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 3 » Main » Upper Level

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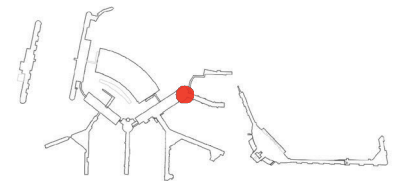
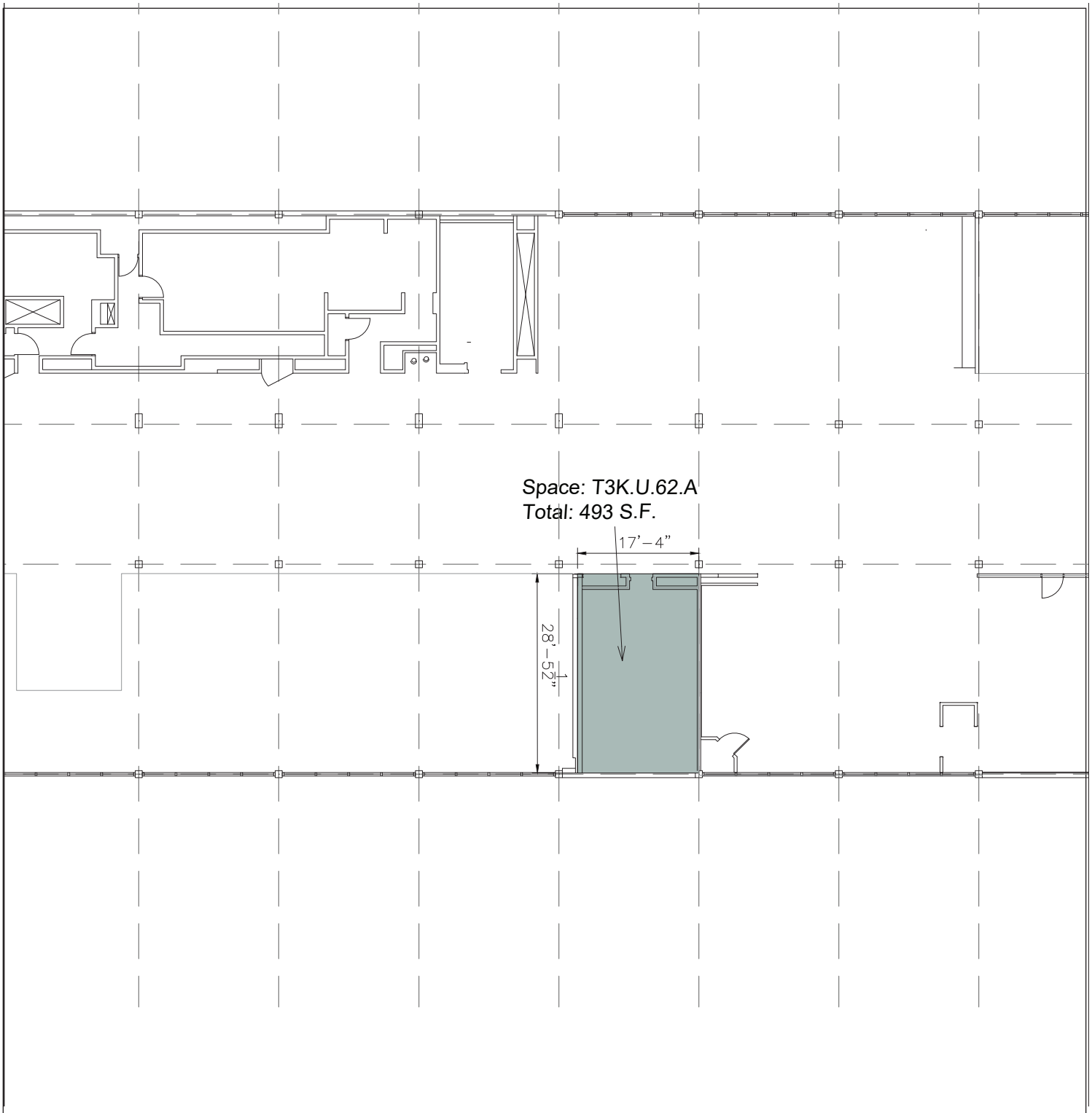
Total Square Footage: 1,103 s.f.

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



KEY PLAN



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

CDA
Chicago Department of Aviation

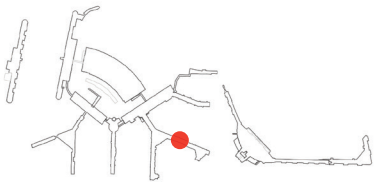
Terminal 3 » Concourse K » Upper Level

T3K.U.62.A

Typology: Inline Type I - A

Interior: 493 s.f.
Spill Out Zone: N/A
Total Square Footage: 493 s.f.

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



KEY PLAN

New Unit

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

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

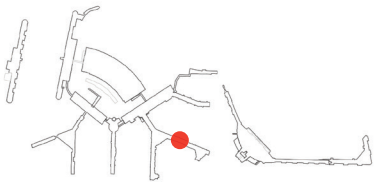
Terminal 3 » Concourse K » Upper Level

T3K.U.62.A

Typology: Inline Type I - A

Interior: 493 s.f.
Spill Out Zone: N/A
Total Square Footage: 493 s.f.

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



KEY PLAN

New Unit

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

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

Terminal 3 » Concourse K » Upper Level

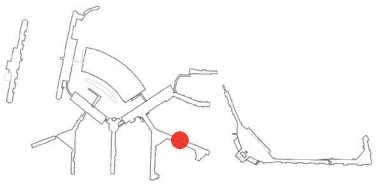
T3K.U.62.A

Typology: Inline Type I - A

Interior: 493 s.f.
Spill Out Zone: N/A
Total Square Footage: 493 s.f.

Date: April 2024

Scale: 1'=20'-0'



KEY PLAN

New Unit

SEE **2024 0429 ORD T3 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

CDA
Chicago Department of Aviation

Terminal 3 » Concourse K » Upper Level

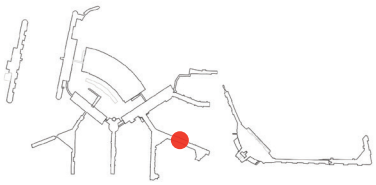
T3K.U.62.A

Typology: Inline Type I - A

Interior: 493 s.f.
Spill Out Zone: N/A
Total Square Footage: 493 s.f.

Date: April 2024

Scale: 1'=20'-0'



KEY PLAN