CDA
Chicago Department of Aviation

ATTACHMENT 1
Permitted Uses and Business Terms

Package FB12 (Group C) - Revised 1-23-2025

Changes have strikethrough with new updates noted in red.

Space ID	Subcategory	Proposed-Concept	Gate	Concourse	Terminal	Size (SF)
T3HK.U.27.A	Quick Service Restaurant	Mexican/Latin	K04	HK	3	~~773~~ 886
~~T3H.U.9L.E~~ T3HK.U.27.B	Quick Service Restaurant	Open	~~H10~~ K04	HK	3	~~874~~ 1,030
					TOTAL	~~1,101~~ 1,916

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

*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: _____

Quick Service Restaurants

Locations:

- T3HK.U.27.A: Mexican/Latin
- T3HK.U.27.B: Open

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.
- Concepts may, but are not required to (unless otherwise specified), 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.
- 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.

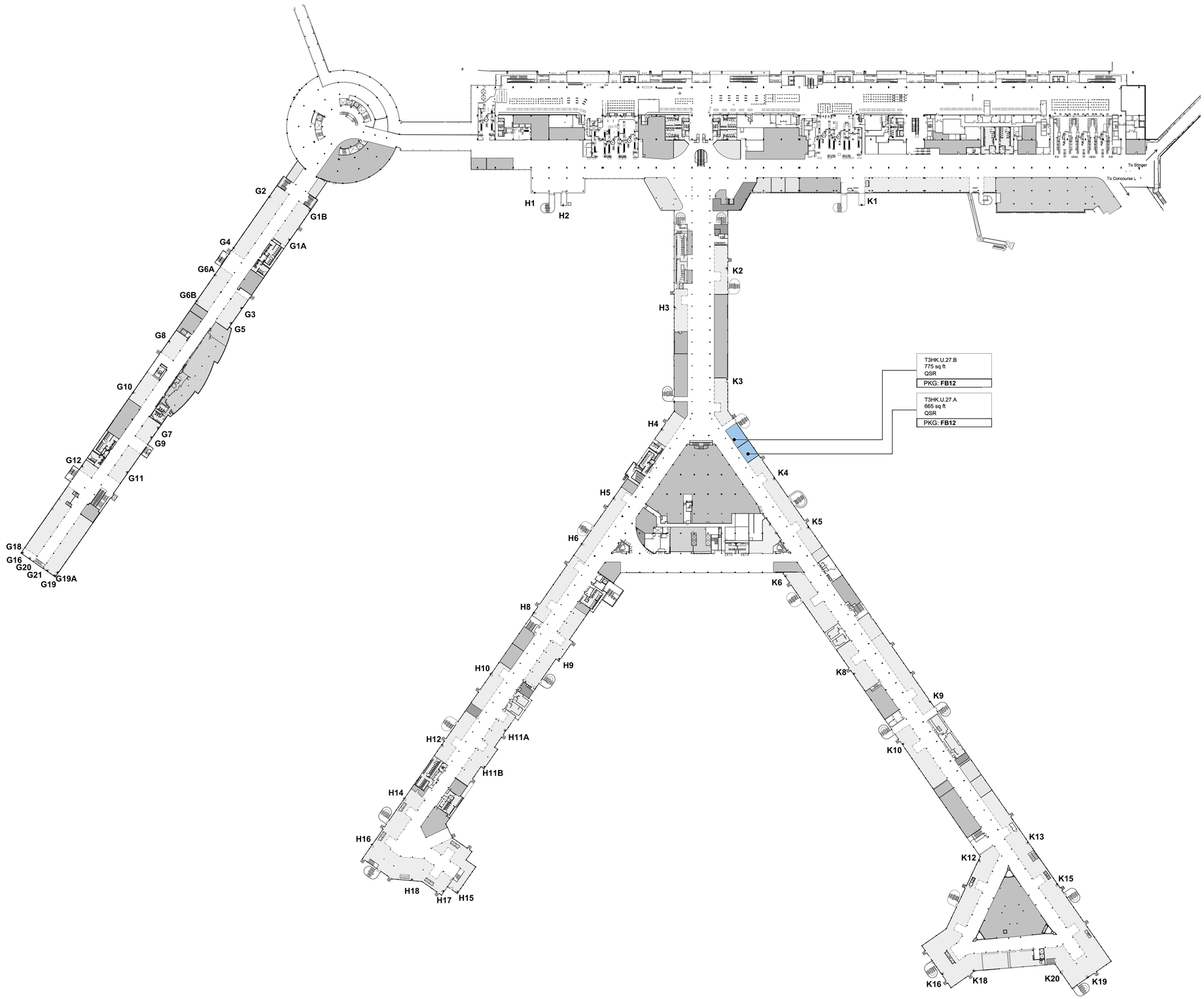
Concepts/Permitted Uses:

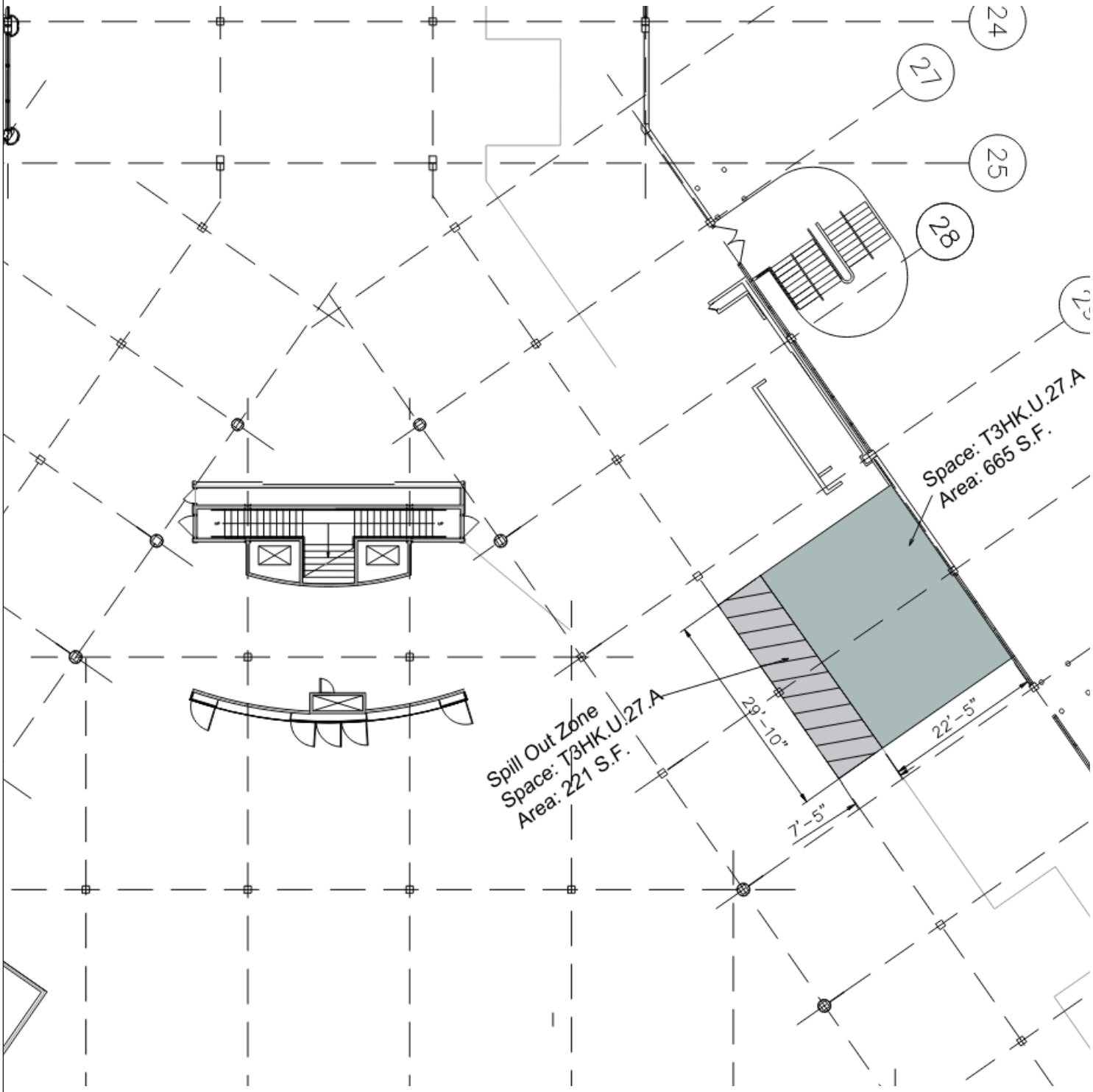
- **Open**: This location is adjacent to Pizza, thus Pizza is not permitted here. Permitted uses include, but are not limited to:
    - Local/Regional Brands
    - National/International Brands
    - Proprietary Brands
    - Ethnic (Asian, Mediterranean)
    - Category (burger/sandwich-deli/sushi/fast food/chicken)
    - Local Cuisine (Chicago hot dog/Italian beef)
    - Bowls (noodle, grain, rice, etc.)
    - Sushi or Poke
    - Salads/Wraps
    - Bagels

- **Mexican/Latin -** This location should feature customizable favorites such as tacos, burritos, enchiladas, empanadas, bowls, salads, and tortas. A selection of side dishes as well as chips, salsas, queso, and guacamole should be available.

Terminal 3

Package **FB12** 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

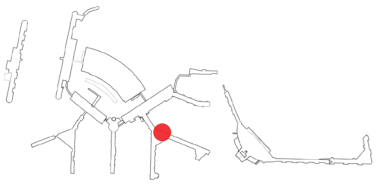
Terminal 3» Concourse HK» Upper Level

T3HK.U.27.A

Typology: Inline Type I -B

Interior: 665 s.f.
Spill Out Zone: 221 s.f.(B - Queuing)
Total Square Footage: 886 s.f.

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



KEY PLAN

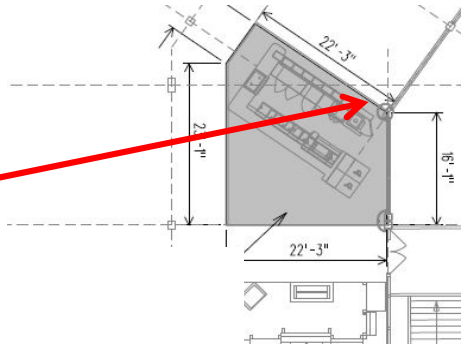
Electric Meter

Electric Meter Panel
Lower Level

Electric Meter Panel Location
Lower Level

Pnl. Type	PRL1A	Pnl. Amps	125
Volts	208Y/120V	Phase 3	Wire 4
Neut. Cat	1C96649G02	Neut. Amps	225
Date	1/11/2012	Neut. Volts	120
Box Cat.		Box Type	1
Job No.	SCG0295125 004	Mfdg. At	SUM

Electrical Panel
Location and Label
Upper Level



BOH 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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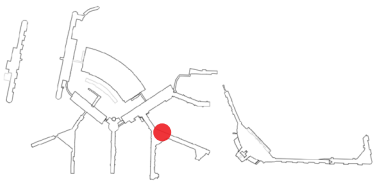

KEY PLAN

Water Meter Gauge
Lower Level

Water Meter Location Plan
Lower Level

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

O'Hare International Airport
Water Meter Location

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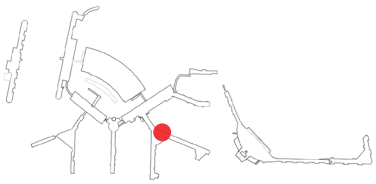

KEY PLAN

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

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Jamie L. Rhee, Commissioner

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Chicago Department of Aviation

Terminal 3» Concourse HK» Upper Level

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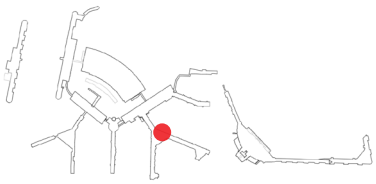

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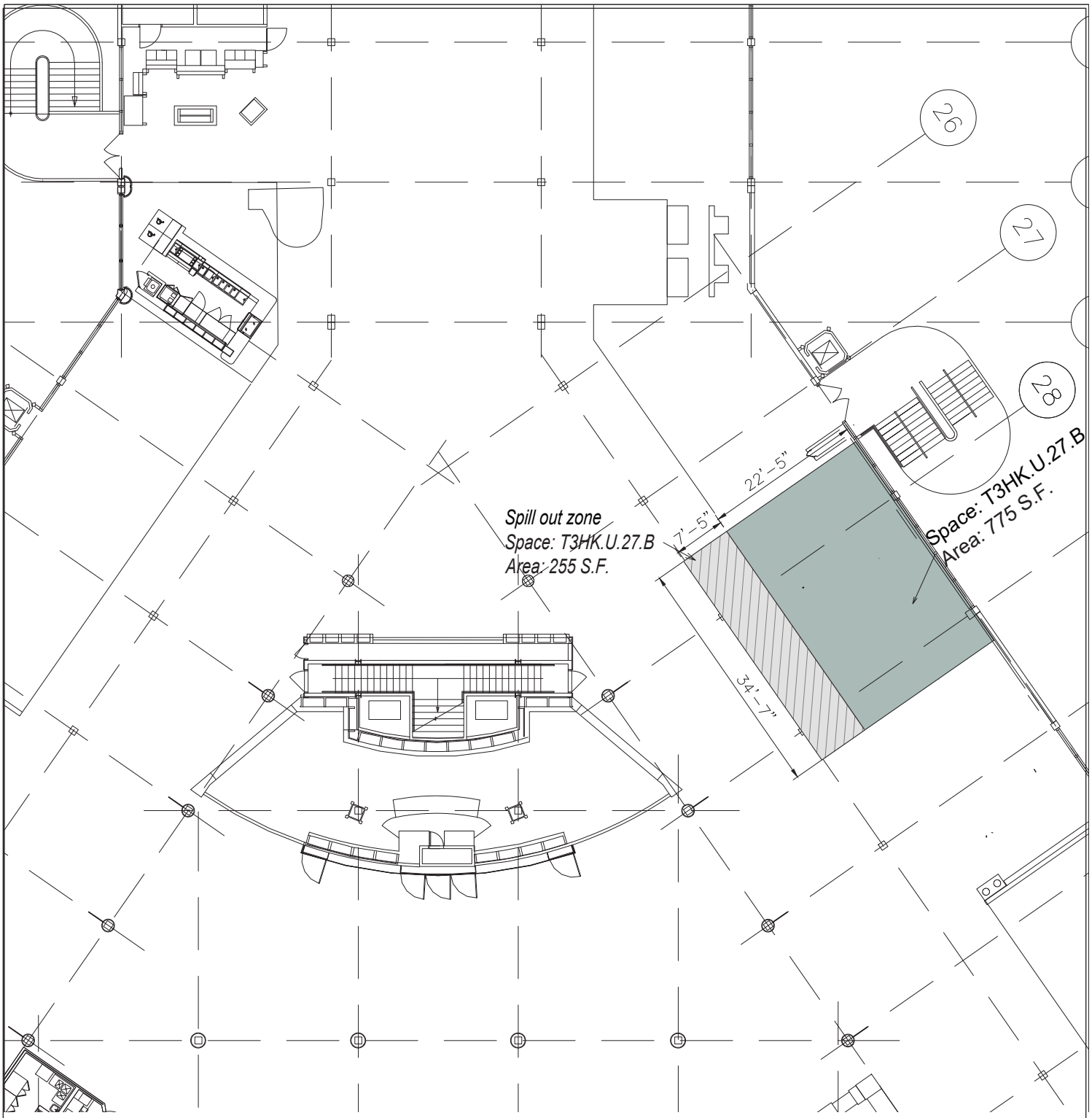

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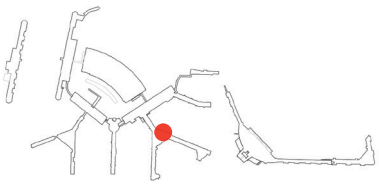
Terminal 3» Concourse HK» Upper Level

T3HK.U.27.B

Typology: Inline Type I -B

Interior: 775 s.f.
Spill Out Zone: 255 s.f (B - Queuing)
Total Square Footage: 1,030 s.f.

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



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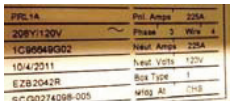
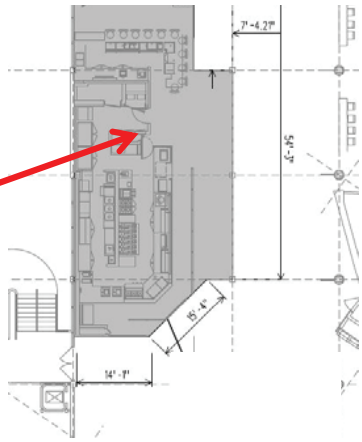
Electric Meter Panel
Lower Level

Electric Meter Panel Location
Lower Level



Electrical Panel
Location and Label



BOH Electrical Panel
Location Plan

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

O'Hare International Airport

Electric Meter and Panel Location

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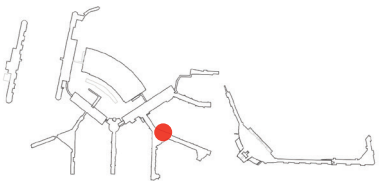

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Lower Level

Water Meter Location Plan
Lower Level

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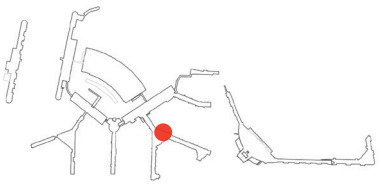

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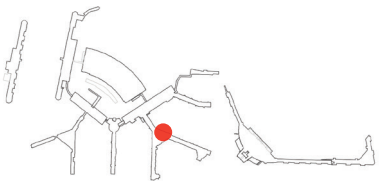

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