CDA
Chicago Department of Aviation

ATTACHMENT 1
Permitted Uses and Business Terms

Package FB7 (Group B) - Revised 1-23-2025

Changes have strikethrough with new updates noted in red.

Space ID	Subcategory	Proposed-Concept	Gate	Concourse	Terminal	Size (SF)
~~T3K.U.27.B~~ T3H.U.9LE	Quick Service Restaurant	~~Salads/Wraps~~ Open	~~K04~~ H10	~~HK~~ H	3	~~775~~ 1,101
T1B.U.67.A	Coffee	Coffee	B04	B	1	1,571
T1B.U.108.A	Coffee	Coffee	B14	B	1	1,583
T1B.U.108.B	Walk Away	Snack	B14	B	1	498
T3H.U.9L.C	Walk Away	Snack	H08	HK	3	305
					TOTAL	~~4,732~~ 5,058

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	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: _____

Quick Service Restaurant

Location:

T3H.U.9L.E: ~~Salads/Wraps~~ 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:

- ~~**Salads/Wraps:** This location should feature a variety of freshly prepared salads and wraps. Both should offer a selection of proteins, greens, vegetables, sauces, and other add-ons to allow customization by passengers. A selection of pre-packaged top-sellers may also be available for speed of service.~~
- **Open:** Permitted concepts include but are not limited to:
  - Local/Regional Brands
  - National/International Brands
  - Proprietary Brands
  - Ethnic (Mexican/Latin, 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

Coffee

Locations:

- T1B.U.067.A
- T1B.U.108.A

Description: This concept is intended for the operation of a branded coffee concept whose product offering is primarily premium quality coffee and other beverages, and food.

Requirements: The Coffee concept must meet the following requirements:

- The coffee location must be a branded coffee concept whose product offering is primarily premium quality coffee and espresso-based beverages, which include espressos, lattes, cappuccinos, macchiatos, etc., and tea-based beverages, both hot and cold. The unit may also offer other beverages such as water, soft drinks, juices, and smoothies.
- Beverage menu items must be customizable and “build-your-own” to serve the needs of the customers.

- 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.
- 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.
- Food offerings are required. Food items offered may include items traditionally found in a bakery or café such as fresh-made pastries, muffins, breads, bagels, donuts, sandwiches, salads, wraps, parfaits, fresh fruits, cookies, and desserts. A limited amount of ancillary branded retail products may also be offered.
- A minimum 10% airport employee discount is required and an employee value meal is optional.

Kiosk ordering, touchless transactions, remote ordering, gate delivery, and self-service ordering kiosks may be incorporated. Queueing and seating must be contained within the premises.

Concepts/Permitted Uses:

- National Branded Coffee
- Local Branded Coffee
- Regional Branded Coffee

Walk Away - Snack

Locations:

- T1B.U.108.B
- T3H.U.9L.C

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:

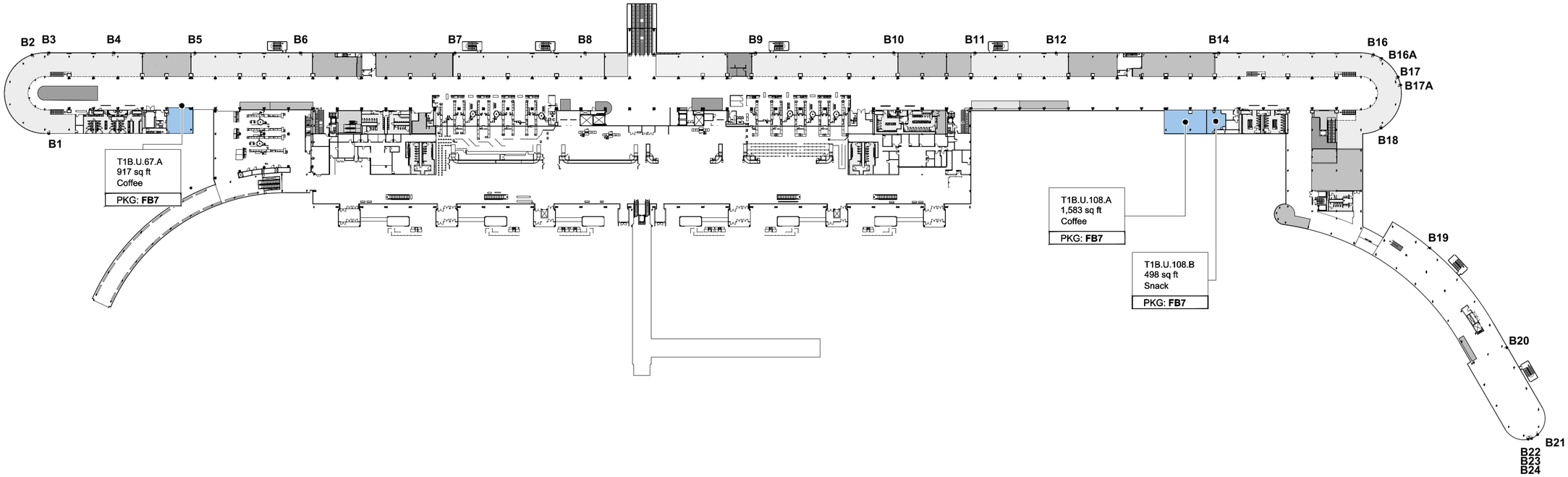
- Healthy and varied choices must be offered to meet the dietary needs and preferences of travelers, including food and beverage options that consider dietary restrictions, food allergies, and food intolerances such as, but not limited to, vegan, vegetarian, and gluten free items. Where such menu options 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.

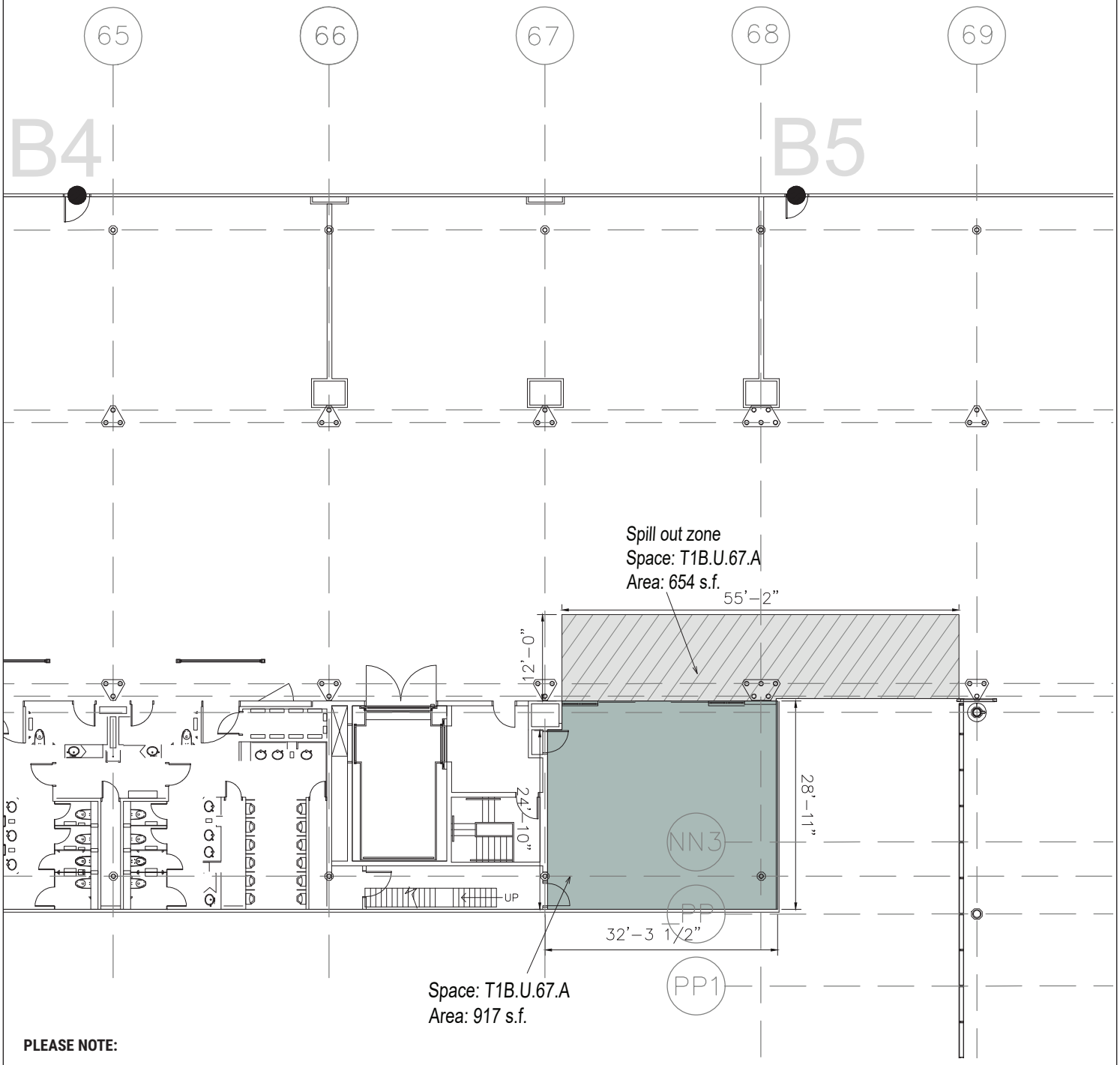
Touchless transactions and self-checkout kiosks may be incorporated.

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

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

Terminal 1
Concourse B
Package **FB7** 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

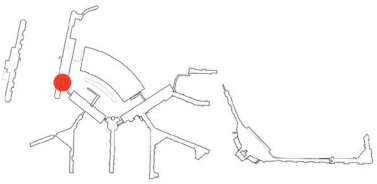
Terminal 1 » Concourse B » Upper Level

T1B.U.67.A

Typology: Inline Type I

Interior: 917 s.f.
Spill Out Zone: 654 (B - Queuing)
Total Square Footage: 1,571 s.f.

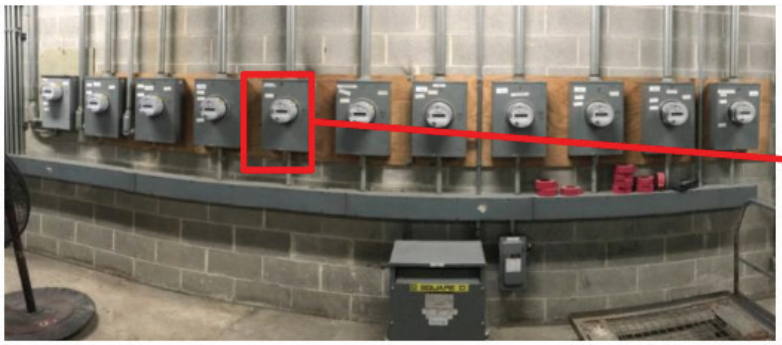
Date: April 2024 Scale: 1'=20'-0'



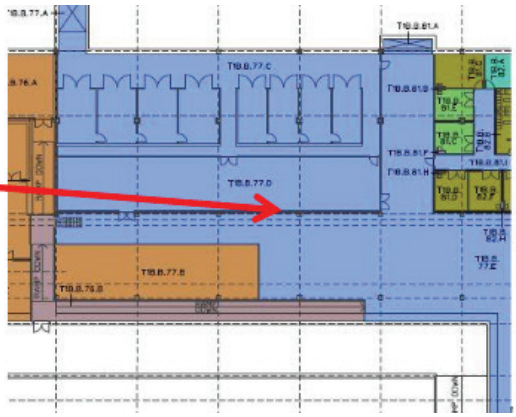
KEY PLAN

Electric Meter

Breaker

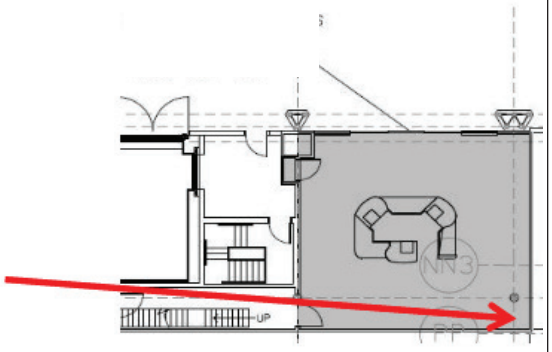


Electric Meter Panel
Basement Level



Electric Meter Panel Location
Basement Level

BOH Electrical Panel
Location Plan and Label
Upper Level



BOH Electrical Panel
Location 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.67.A

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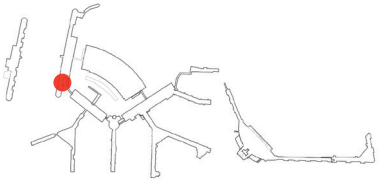

KEY PLAN

No Water Meter At This Location

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

Terminal 1 » Concourse B » Upper Level

T1B.U.67.A

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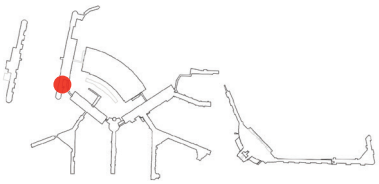

KEY PLAN

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.67.A

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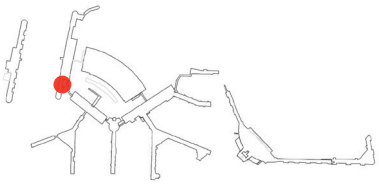

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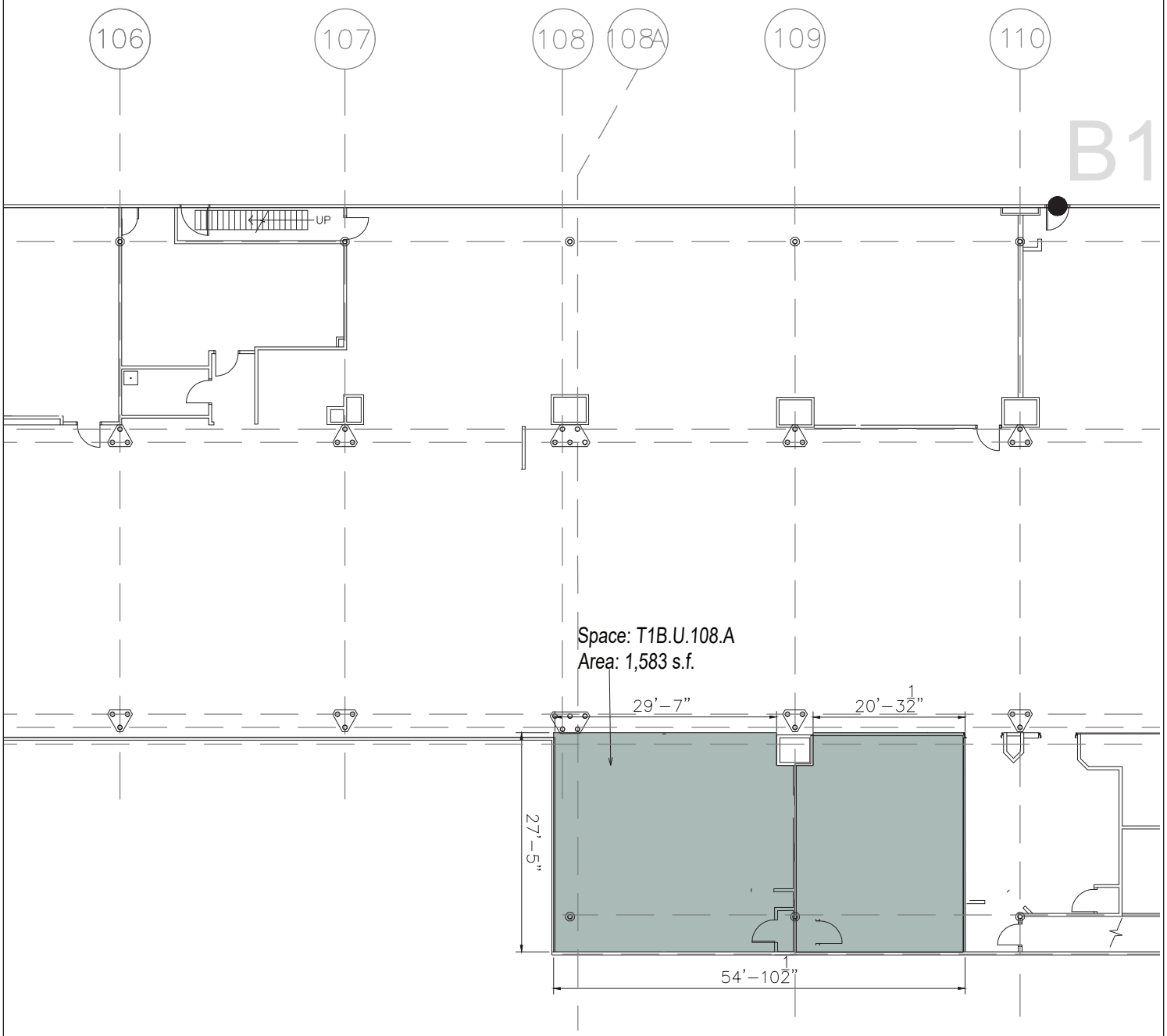

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Lease Outline Drawing

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Terminal 1 » Concourse B » Upper Level

T1B.U.108.A

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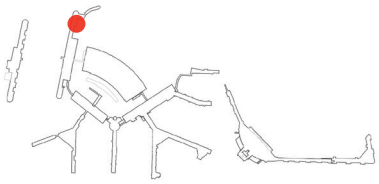


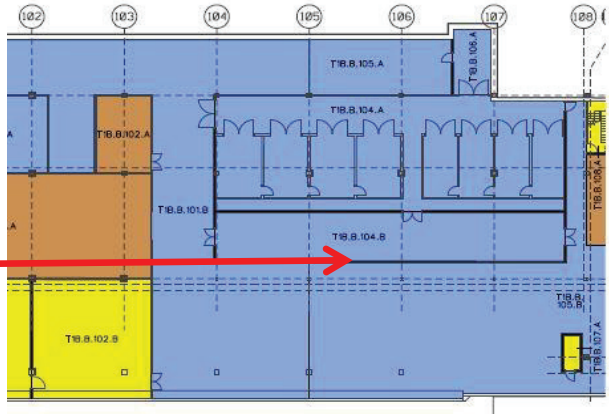
KEY PLAN

Electric Meter

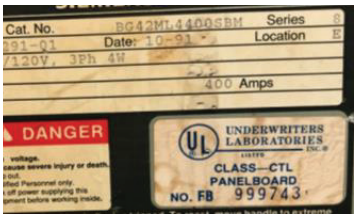
200A Breaker
Basement Vault 9

400A Breaker
Basement Vault 9

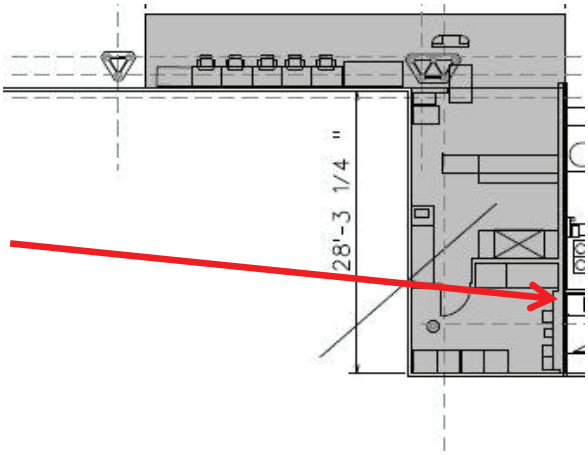
Electric Meter Panel
Basement Level



Electric Meter Panel Location
Vault 9 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

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Terminal 1 » Concourse B » Upper Level

T1B.U.108.A

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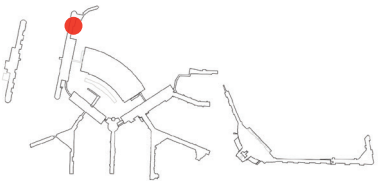
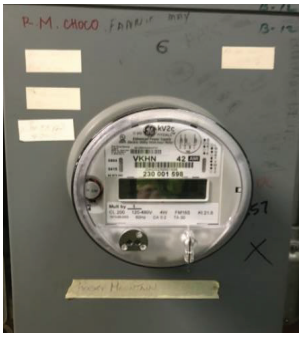


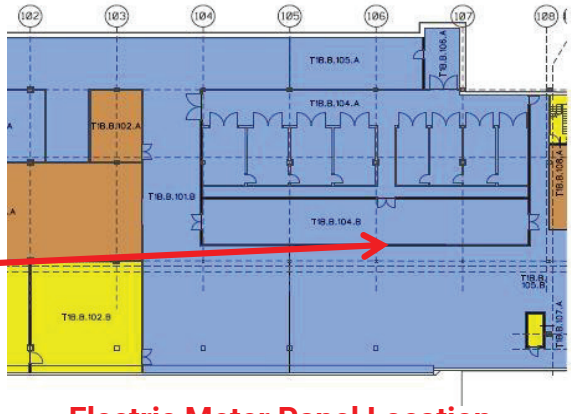
KEY PLAN



Electric Meter

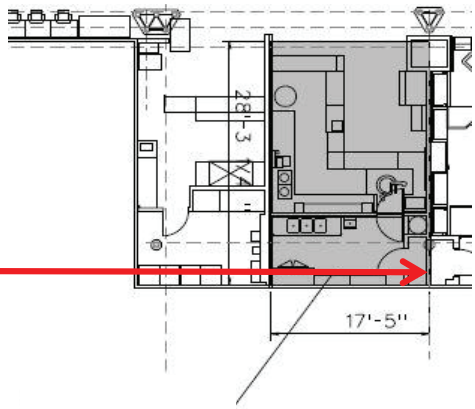
Breaker

Electric Meter Panel
Basement Level



Electric Meter Panel Location
Basement Level

BOH 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

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CDA
Chicago Department of Aviation

Terminal 1 » Concourse B » Upper Level

T1B.U.108.A

Typology: Inline Type I

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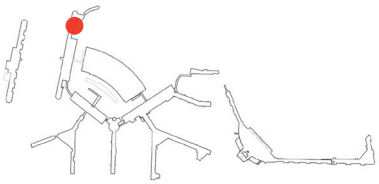
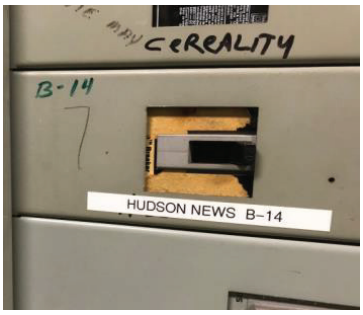


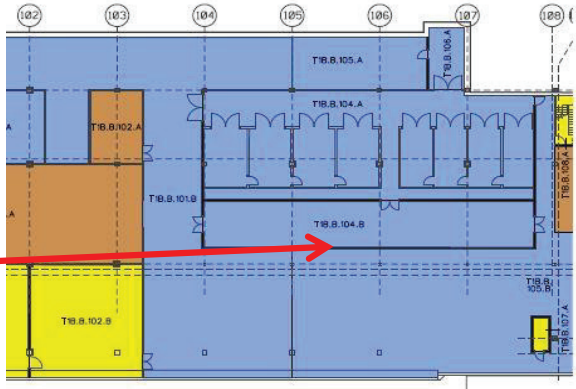
KEY PLAN

Electric Meter



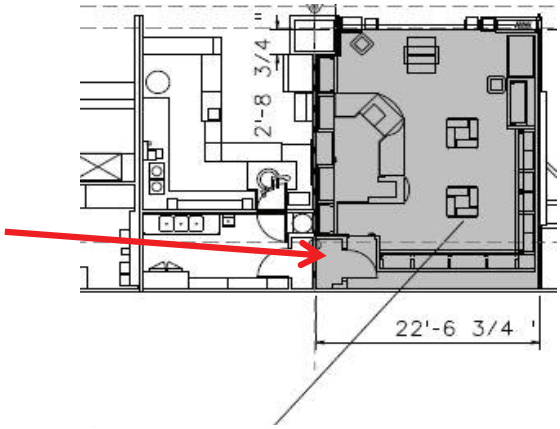
Breaker

Electric Meter Panel
Basement Level



Electric Meter Panel Location
Vault 9 Basement Level

BOH 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

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CDA
Chicago Department of Aviation

Terminal 1 » Concourse B » Upper Level

T1B.U.108.A

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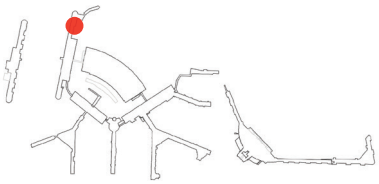
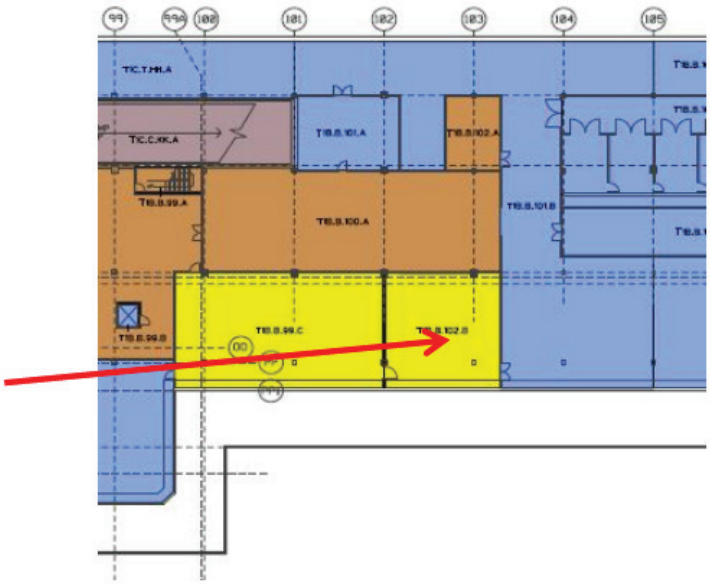


KEY PLAN

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

Terminal 1 » Concourse B » Upper Level

T1B.U.108.A

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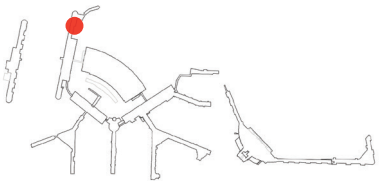

KEY PLAN

No Gas Service At This Location

O'Hare International Airport
Gas Meter Location

City of Chicago
Brandon Johnson, Mayor

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Jamie L. Rhee, Commissioner

Terminal 1 » Concourse B » Upper Level

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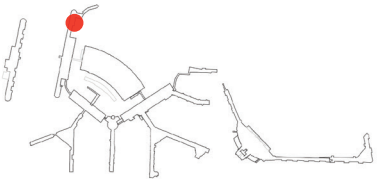
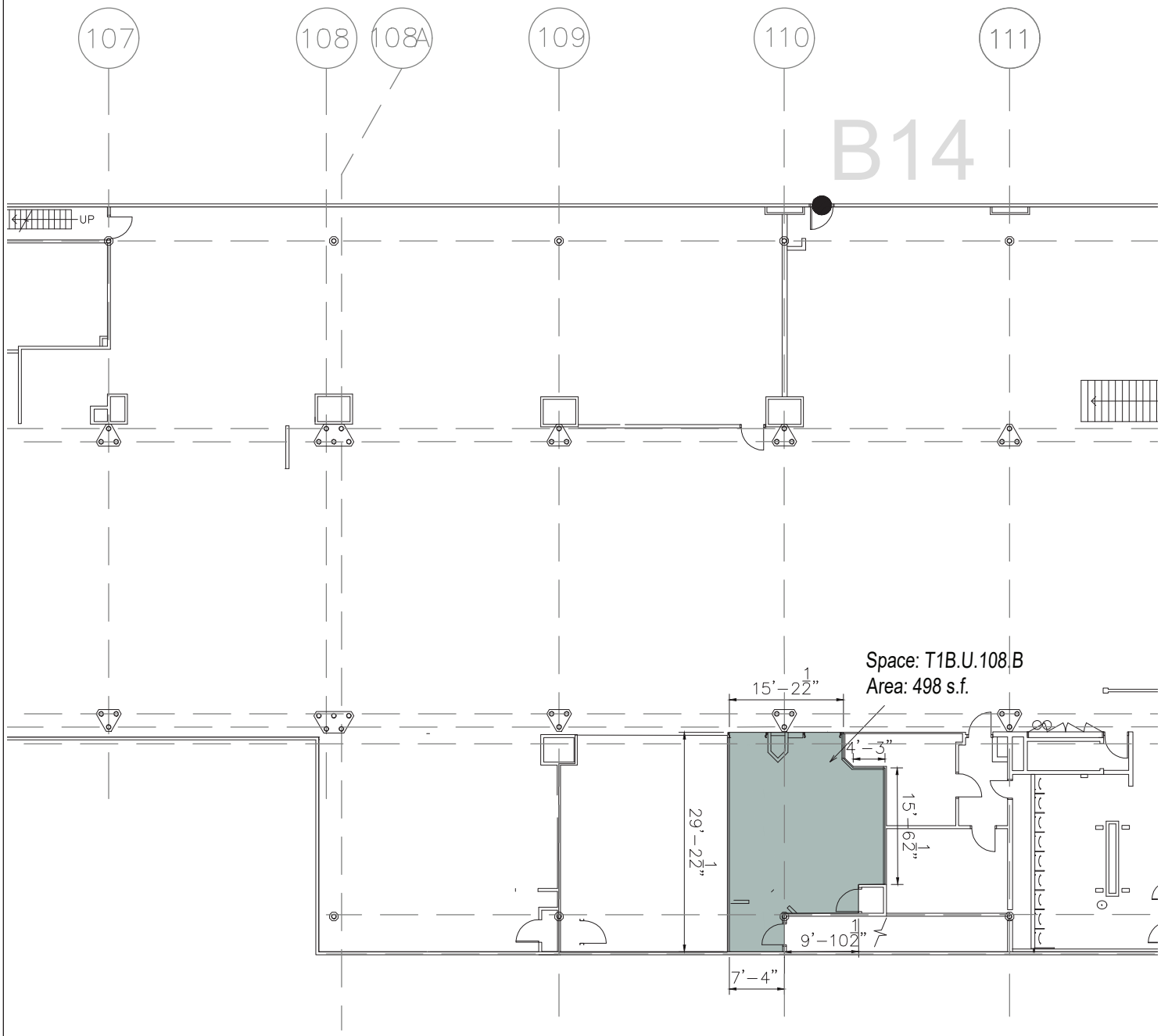


KEY PLAN



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O'Hare International Airport
Lease Outline Drawing

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Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

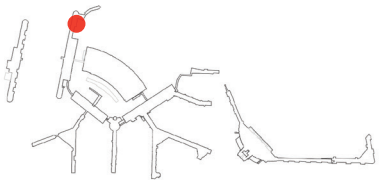
Terminal 1 » Concourse B » Upper Level

T1B.U.108.B

Typology: Inline Type I

Interior: 498 s.f.
Spill Out Zone: N/A
Total Square Footage: 498 s.f.

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



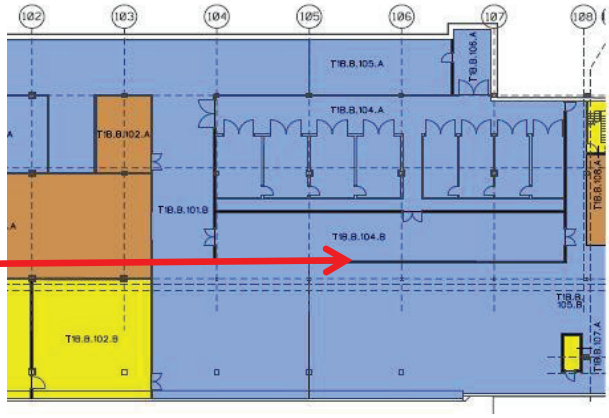
KEY PLAN

Electric Meter

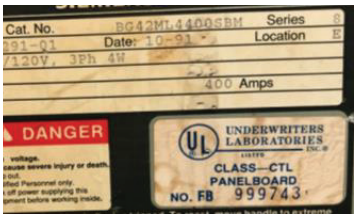
200A Breaker
Basement Vault 9

400A Breaker
Basement Vault 9

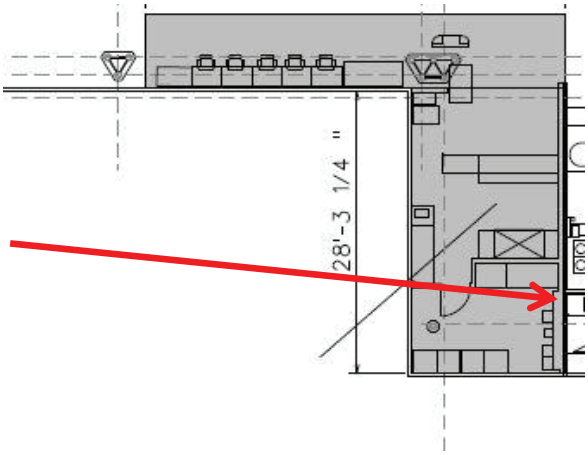
Electric Meter Panel
Basement Level



Electric Meter Panel Location
Vault 9 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

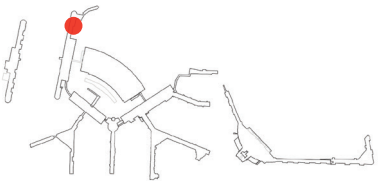
Terminal 1 » Concourse B » Upper Level

T1B.U.108.B

Typology: Inline Type I

Interior: 498 s.f.
Spill Out Zone: N/A
Total Square Footage: 498 s.f.

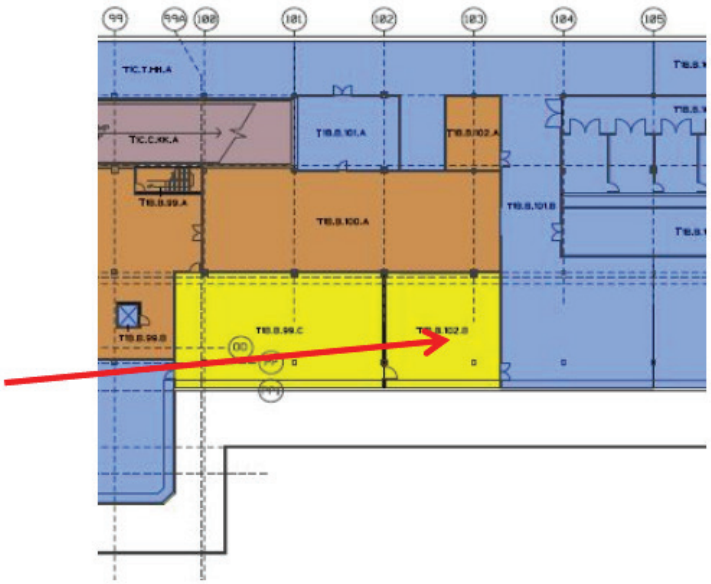
Date: April 2024 Scale: 1'=20'-0'



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

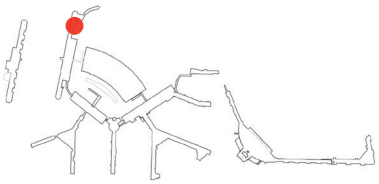
Terminal 1 » Concourse B » Upper Level

T1B.U.108.B

Typology: Inline Type I

Interior: 498 s.f.
Spill Out Zone: N/A
Total Square Footage: 498 s.f.

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



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

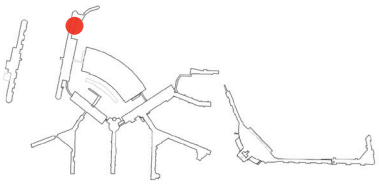
Terminal 1 » Concourse B » Upper Level

T1B.U.108.B

Typology: Inline Type I

Interior: 498 s.f.
Spill Out Zone: N/A
Total Square Footage: 498 s.f.

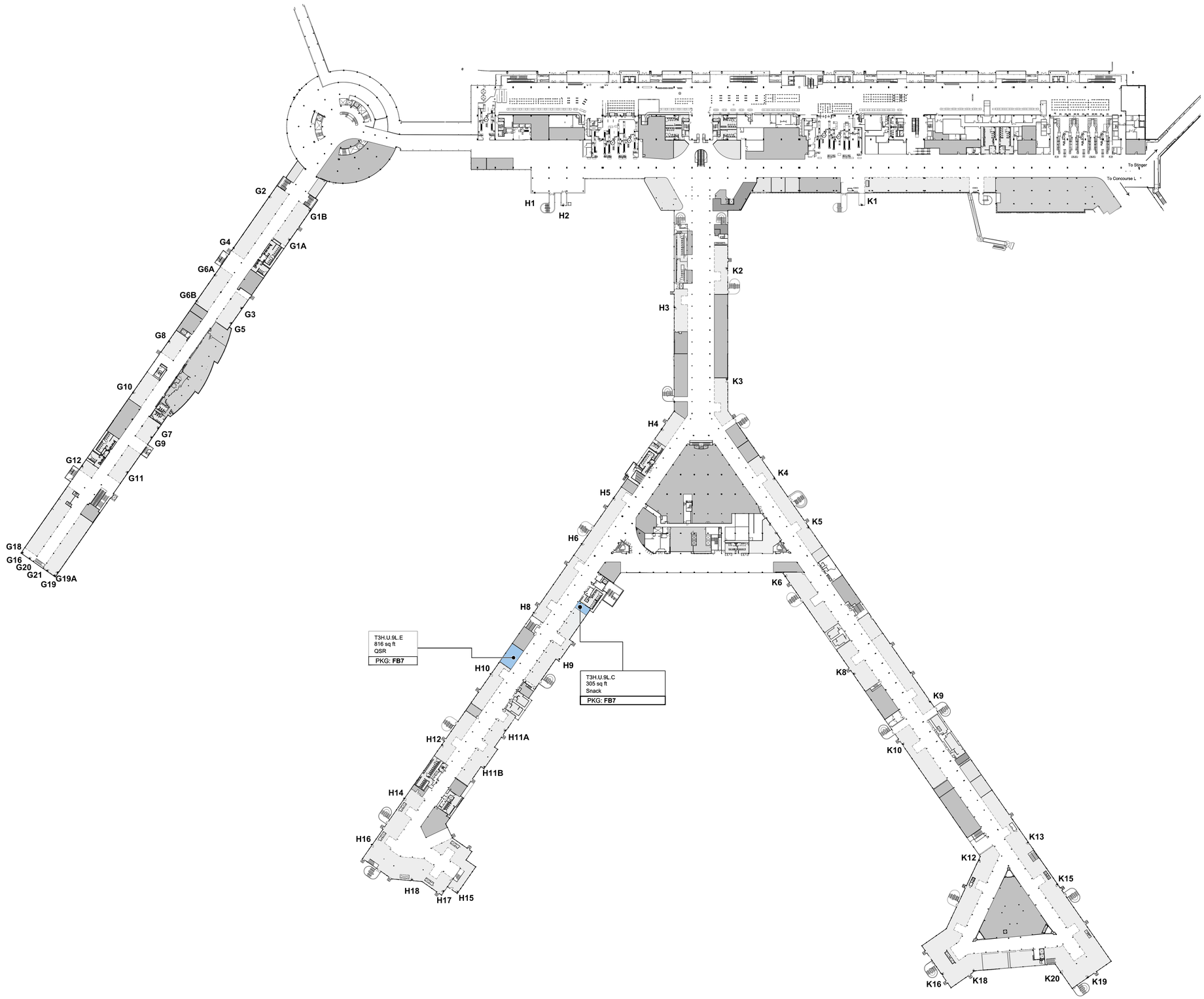
Date: April 2024 Scale: 1'=20'-0'

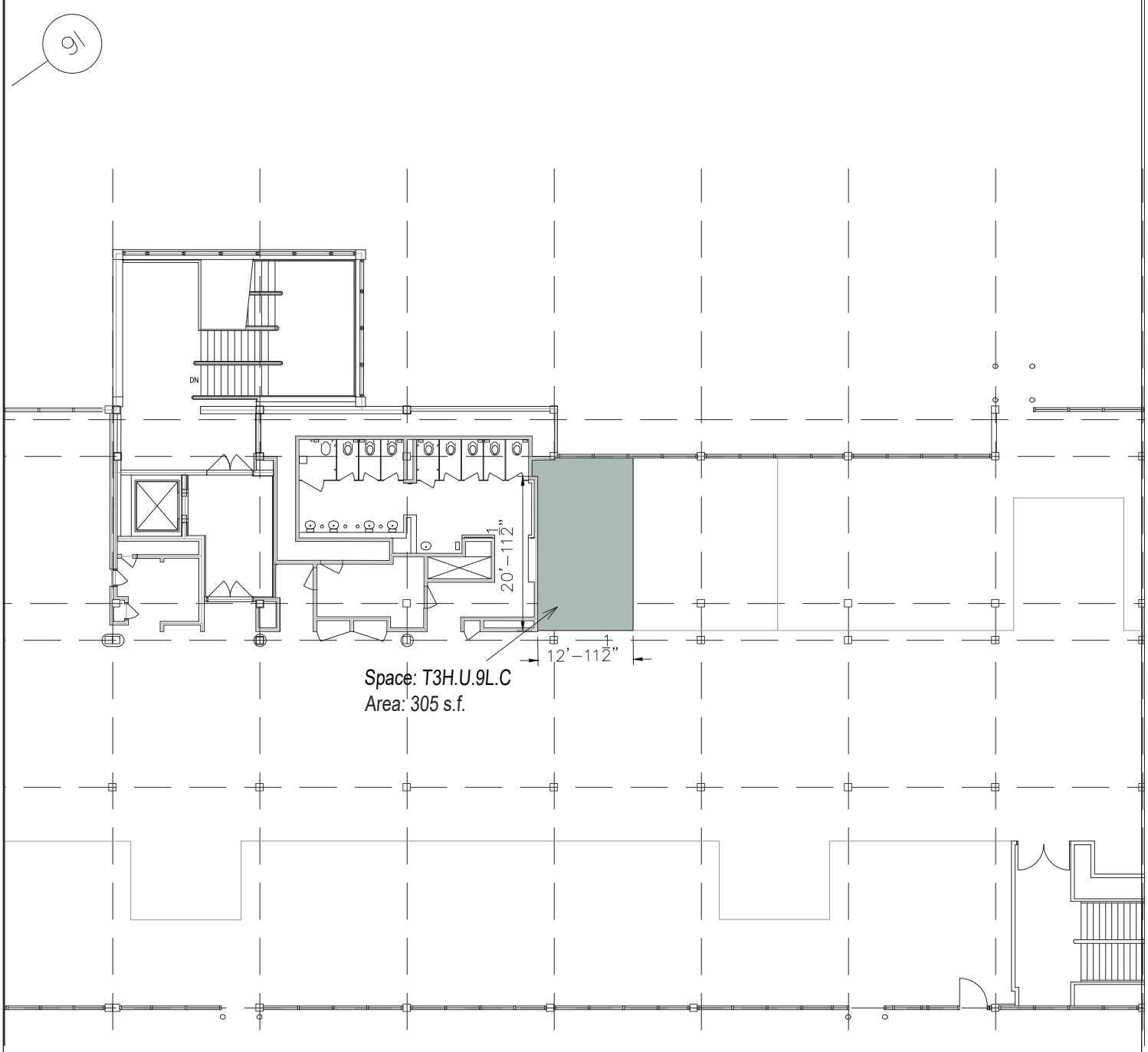


KEY PLAN

Terminal 3

Package **FB7** 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

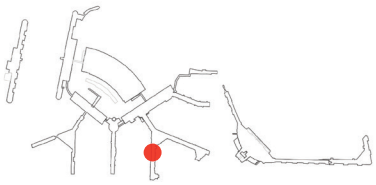
Terminal 3 » Concourse H » Upper Level

T3H.U.9L.C

Typology: Inline Type I- A

Interior: 305 s.f.
Spill Out Zone: N/A
Total Square Footage: 305 s.f.

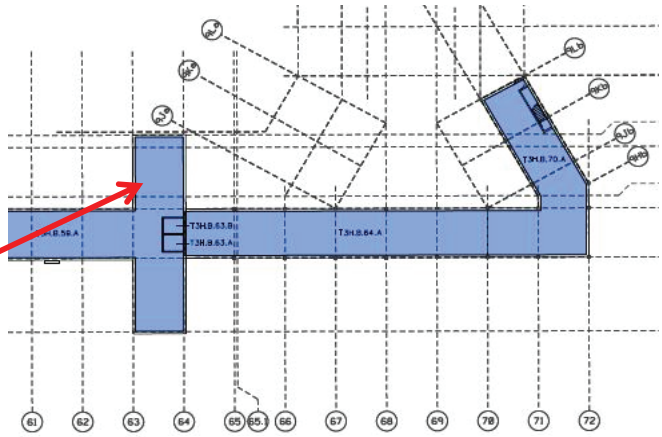
Date: April 2024 Scale: 1'=20'-0'



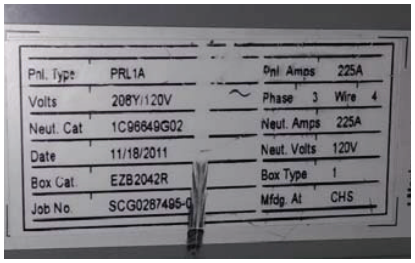
KEY PLAN

Electric Meter

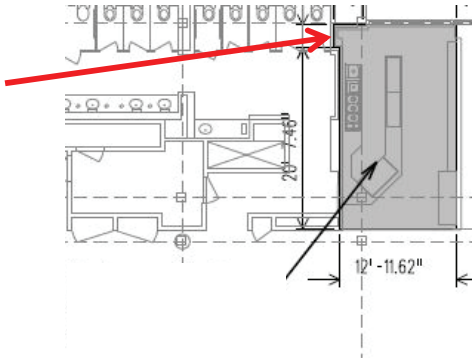
Electrical Meter Panel
Basement Level



Electrical Meter Panel Location
Basement Level



Electrical Meter Panel & Label
Upper Level



BOH Electrical Panel 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

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

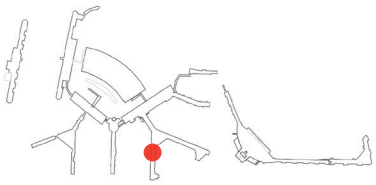
Terminal 3 » Concourse H » Upper Level

T3H.U.9L.C

Typology: Inline Type I- A

Interior: 305 s.f.
Spill Out Zone: N/A
Total Square Footage: 305 s.f.

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



KEY PLAN

No Water Meter At This Location

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

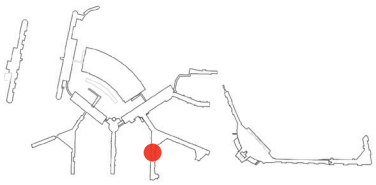
Terminal 3 » Concourse H » Upper Level

T3H.U.9L.C

Typology: Inline Type I- A

Interior: 305 s.f.
Spill Out Zone: N/A
Total Square Footage: 305 s.f.

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



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

CDA
Chicago Department of Aviation

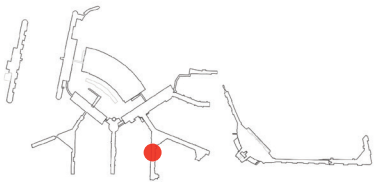
Terminal 3 » Concourse H » Upper Level

T3H.U.9L.C

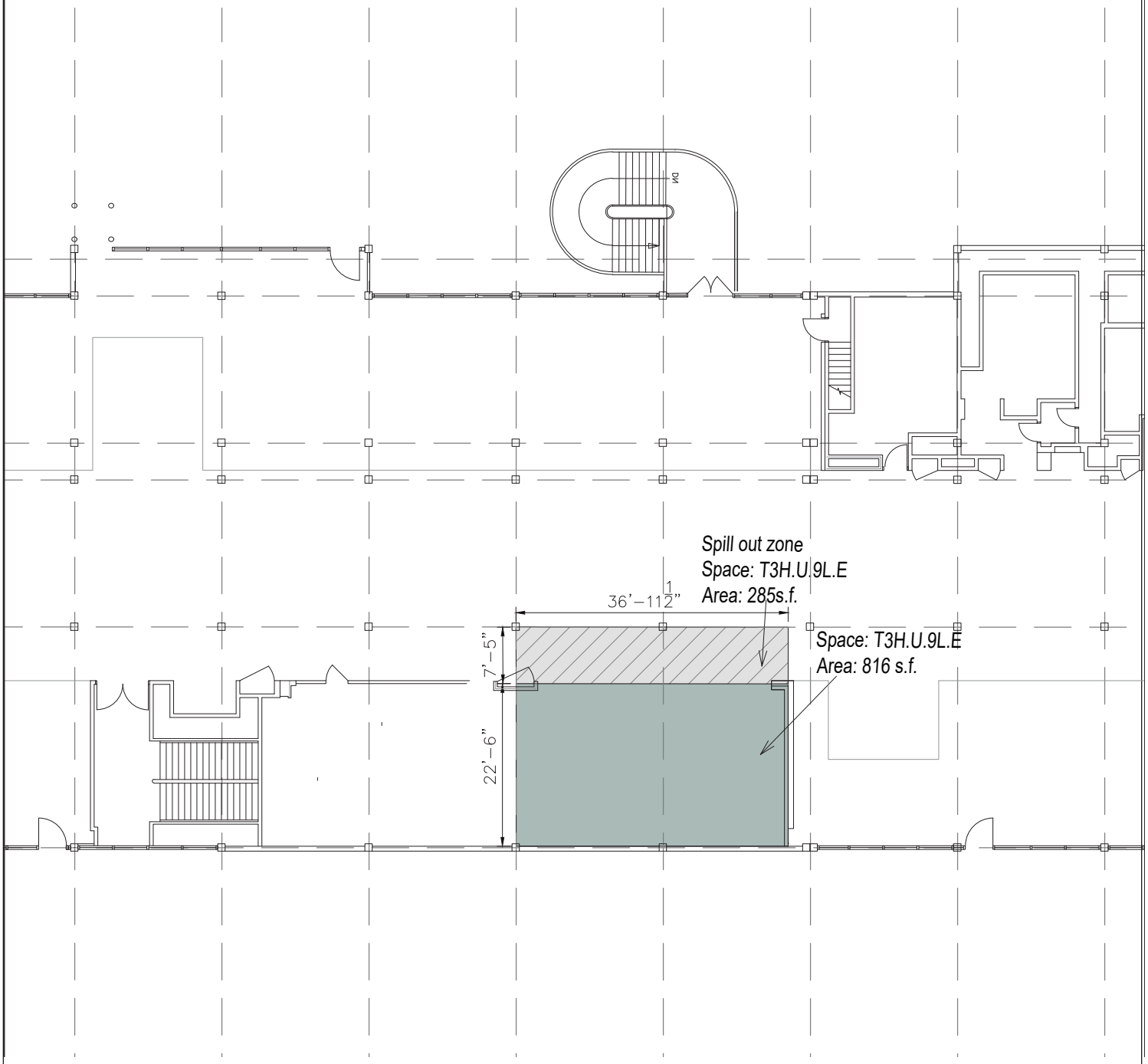
Typology: Inline Type I- A

Interior: 305 s.f.
Spill Out Zone: N/A
Total Square Footage: 305 s.f.

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



KEY PLAN



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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

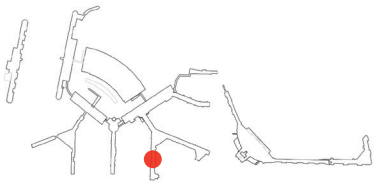
Terminal 3 » Concourse H » Upper Level

T3H.U.9L.E

Typology: Inline Type I- B

Interior: 816 s.f.
Spill Out Zone: 285 s.f. (B - Queuing)
Total Square Footage: 1,101 s.f.

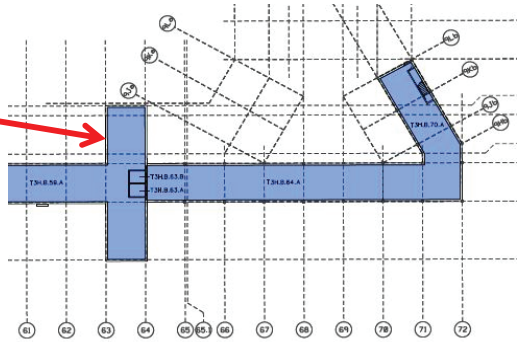
Date: April 2024 Scale: 1'=20'-0'



KEY PLAN

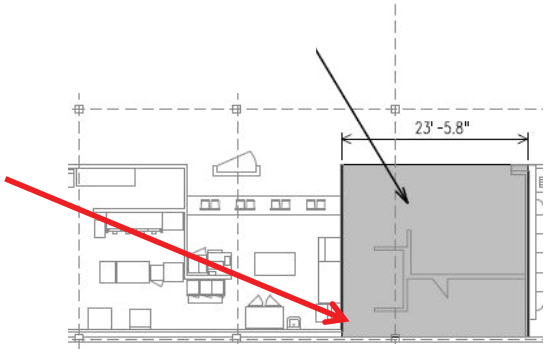
Electric Meter

Electrical Meter Panel
Basement Level



Electrical Meter Panel Location
Basement Level

BOH Electrical Panel & Shut Off
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

City of Chicago
Brandon Johnson, Mayor

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

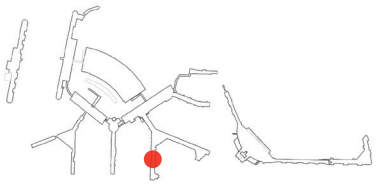
Terminal 3 » Concourse H » Upper Level

T3H.U.9L.E

Typology: Inline Type I- B

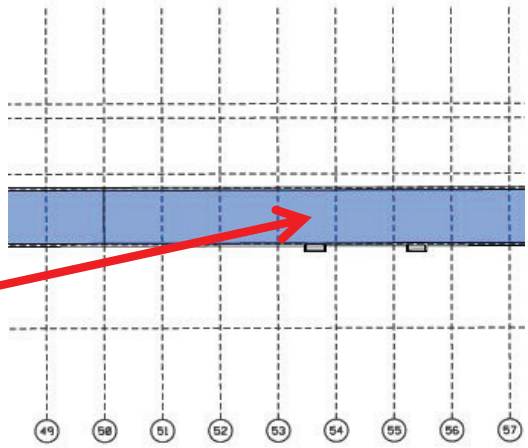
Interior: 816 s.f.
Spill Out Zone: 285 s.f. (B - Queuing)
Total Square Footage: 1,101 s.f.

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



KEY PLAN

Water Service Meter
Basement Level



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

Chicago Department of Aviation
Jamie L. Rhee, Commissioner

CDA
Chicago Department of Aviation

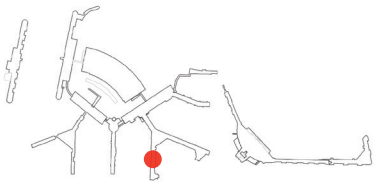
Terminal 3 » Concourse H » Upper Level

T3H.U.9L.E

Typology: Inline Type I- B

Interior: 816 s.f.
Spill Out Zone: 285 s.f. (B - Queuing)
Total Square Footage: 1,101 s.f.

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



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

CDA
Chicago Department of Aviation

Terminal 3 » Concourse H » Upper Level

T3H.U.9L.E

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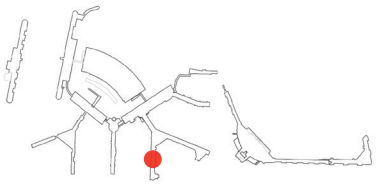

KEY PLAN