CDA
Chicago Department of Aviation

ATTACHMENT 1
Permitted Uses and Business Terms

Package RTL4 (Group C)

Space ID	Subcategory	Proposed-Concept	Gate	Concourse	Terminal	Size (SF)
T3K.U.43.A	News & Gifts	News / Convenience	K07	HK	3	1,125
T1C.U.31.D	Specialty Retail	Open	C19	C	1	340
T1C.U.32.J	Specialty Retail	Accessories/Open	C21	C	1	340
					TOTAL	1,805

BUSINESS TERMS	
Term	10 years from Effective Date
Base Rent*	$55 per SF
Percentage Rent (in addition to Base Rent)	Biddable rent range: 11-14%
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: _____

NEWS & GIFTS

Location:

- T3K.U.43.A: News / Convenience

Description: This concept is intended as a traditional newsstand and convenience store and should include a wide variety of reading material and travel essentials, including snacks and Grab n Go packaged foods and beverages. Concept appropriate alcoholic beverages are permitted.

Requirements: The News & Gifts concept must include the following requirements:

- The concept must include reading material. Reading material should include news, periodicals and magazines, and include paperback and hardcover bestsellers, local and regional-interest books such as cookbooks and travel guides, game and puzzle books, and other reading material that best meets the needs of the airport's passengers.
- The concept must also offer personal essential and convenience items such as small travel accessories including travel pillows and luggage accessories, over-the-counter medications, health & beauty aids and sundries.
- The concept must also include pre-packaged snacks, candy gum and mints, and chilled bottled beverages such as water, juices, and soft drinks. It may also provide a selection of fresh, pre-packaged, single serving "Grab n Go" food items such as sandwiches, salads, wraps, produce, cereal, and yogurt, etc. Food items are limited to 25% of product categories. 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 incorporate sustainable packaging, defined as packaging made from recycled materials or that will biodegrade in compost, where applicable. The concept must include to-go bags that are made from recycled materials or that will biodegrade in compost. 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.

Additionally, the concept may carry a limited number of personal electronics accessories including, but not limited to, rechargeable batteries, chargers, headphones and ear buds, wall chargers and cables. It may also include souvenir and gift items including, but not limited to, apparel and accessories such as t-shirts, sweatshirts, hats, and socks.

Self-checkout technology is encouraged.

SPECIALTY RETAIL

Location:

- T1C.U.31.D: Open
- T1C.U.32.J: Accessories/Open

Description: This concept is intended for the operation of a specialty retail store, which is retail focused on specific product categories that do not include news and convenience.

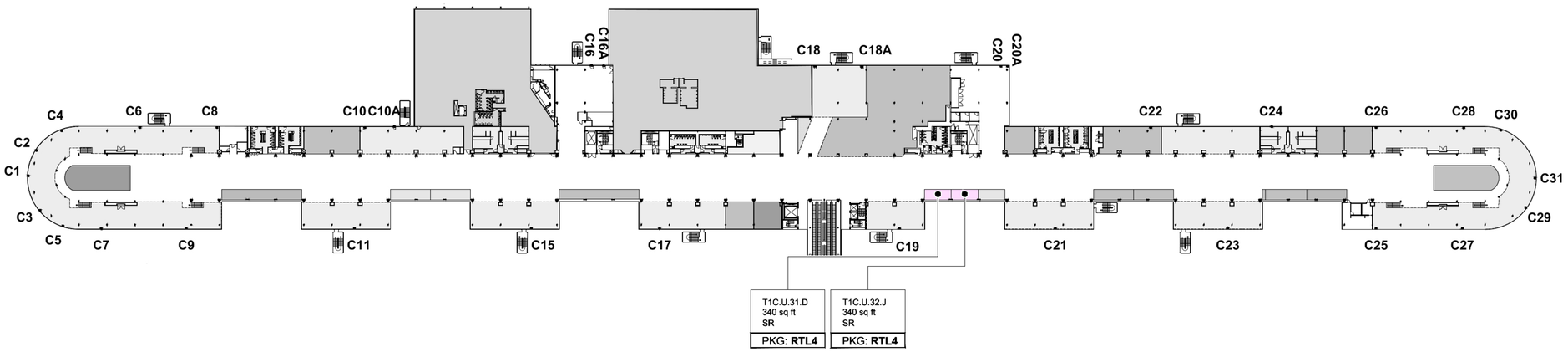
Requirements: The Specialty Retail concept must include the following requirements:

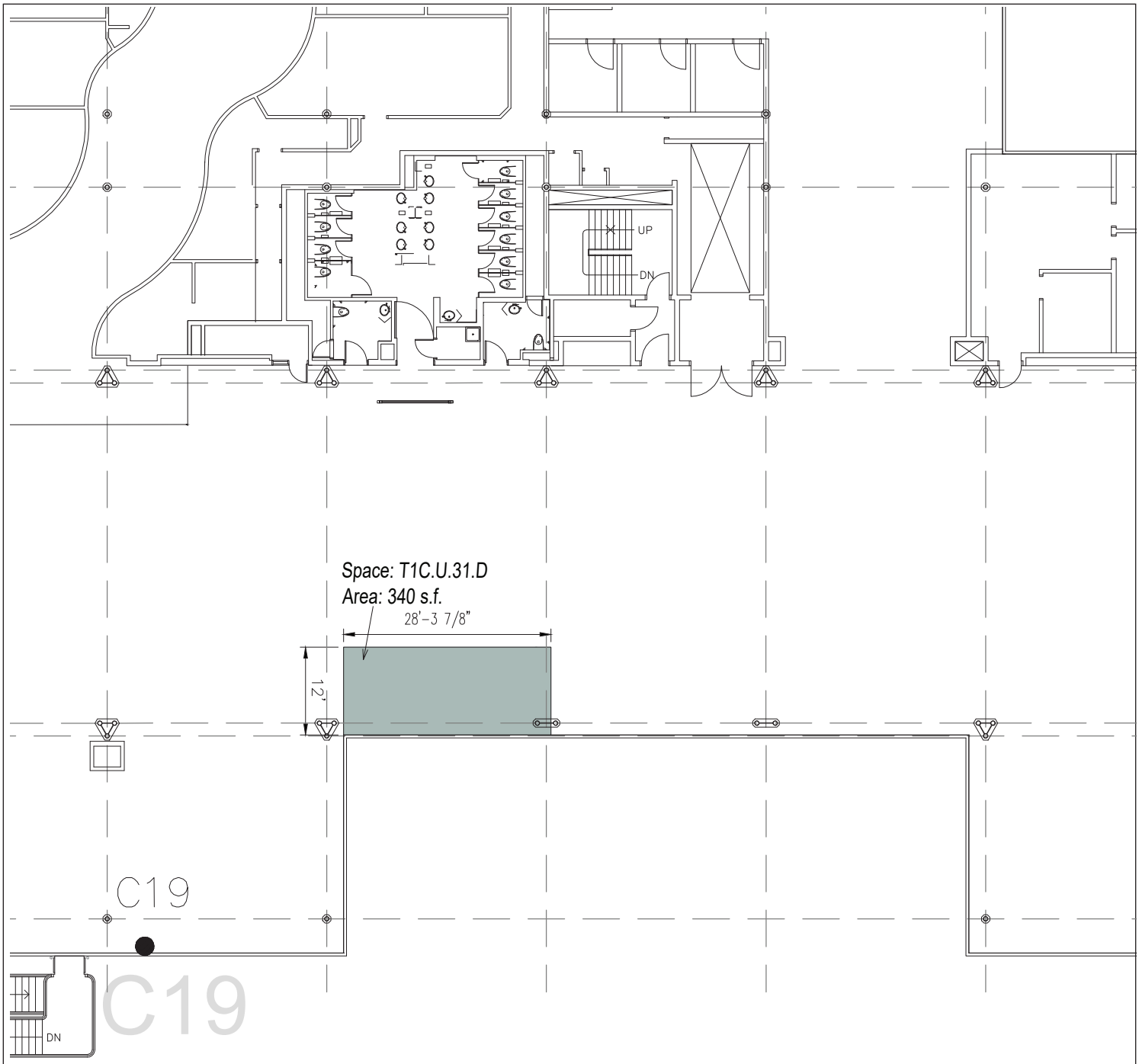
- The concept must incorporate sustainable packaging, defined as packaging made from recycled materials or that will biodegrade in compost, where applicable. The concept must include to-go bags that are made from recycled materials or that will biodegrade in compost. Where such packaging options are 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.

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

- **Accessories/Open.** This category may include fashion accessories such as handbags, scarves, ties, belts, hats, sunglasses and socks. Other concepts that fit the definition of “Open,” below, will also be considered.
- **Open**. This category may include retail concepts generally focused on limited retail but not traditional news and convenience categories. Concepts may include, but not be limited to, apparel, art, candy, electronics, fashion accessories, gourmet food/confections, health & beauty, jewelry, lifestyle, sporting gear and equipment, active lifestyle accessories, and regional gifts.

Terminal 1
Concourse C
Package **RTL4** Location





PLEASE NOTE:

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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

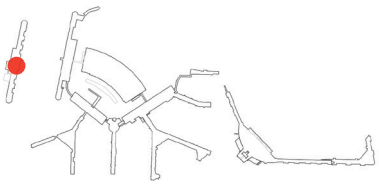
Terminal 1 » Concourse C » Upper Level

T1C.U.31.D

Typology: Attached Kiosk

Interior: 340 s.f.
Spill Out Zone: N/A
Total Square Footage: 340 s.f.

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

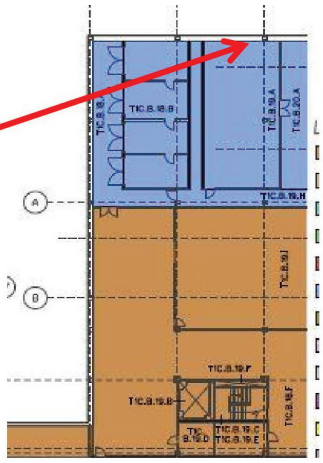


KEY PLAN

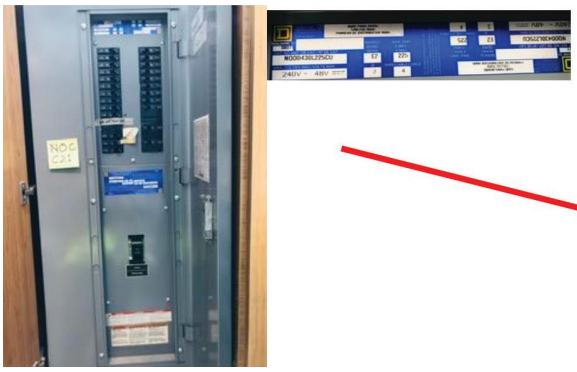
Electrical Meter & Breaker

Breaker

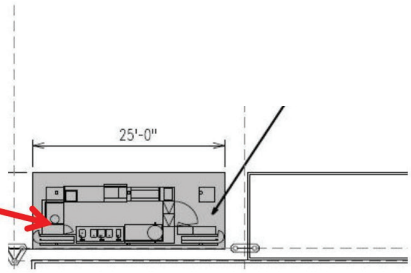
Electrical Meter Panel
Basement Level



Electrical Meter Panel Location
Basement Level



BOH Electrical Meter & Label
Upper Level



ELECTICAL PANEL PLAN

BOH 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 C » Upper Level

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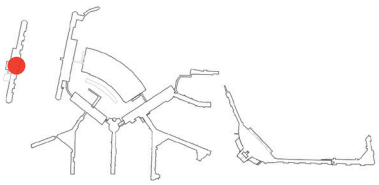
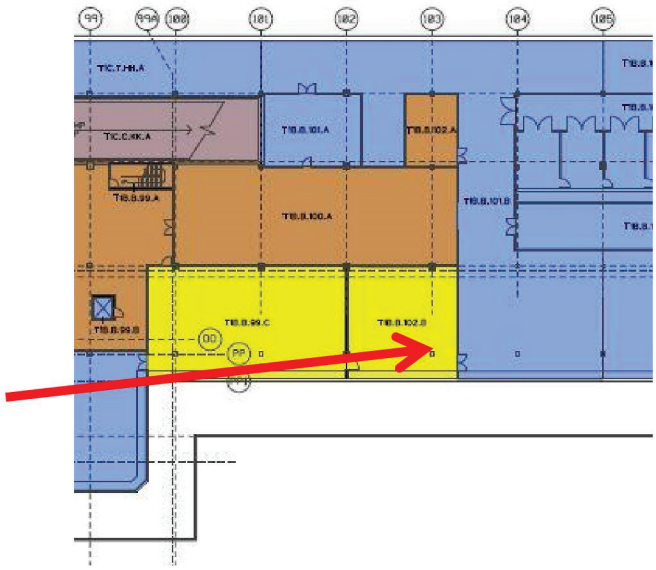


KEY PLAN

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.31.D

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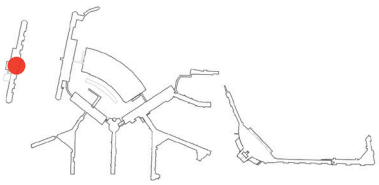

KEY PLAN

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.31.D

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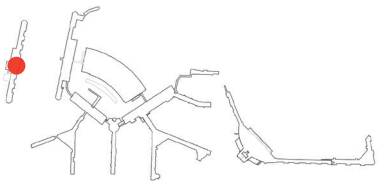
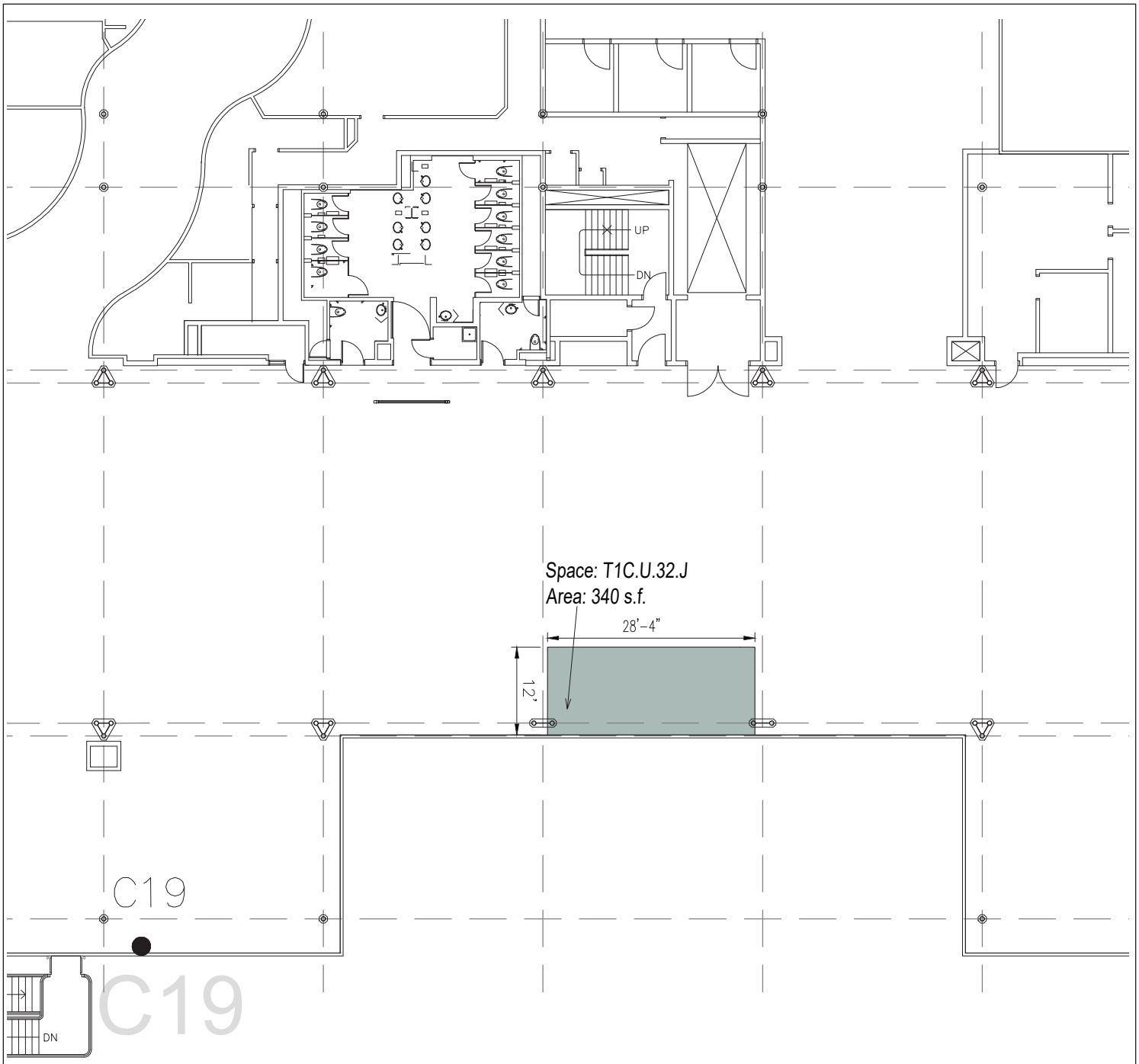
Scale: 1'=20'-0'



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 1 » Concourse C » Upper Level

T1C.U.32.J

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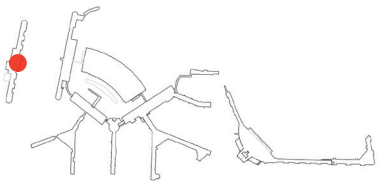
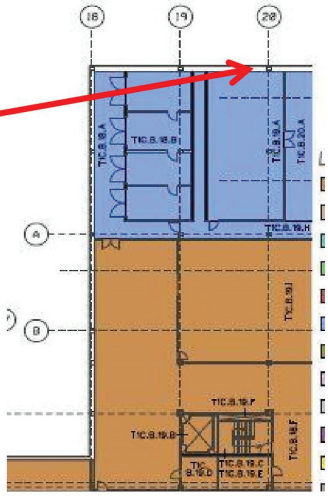


KEY PLAN

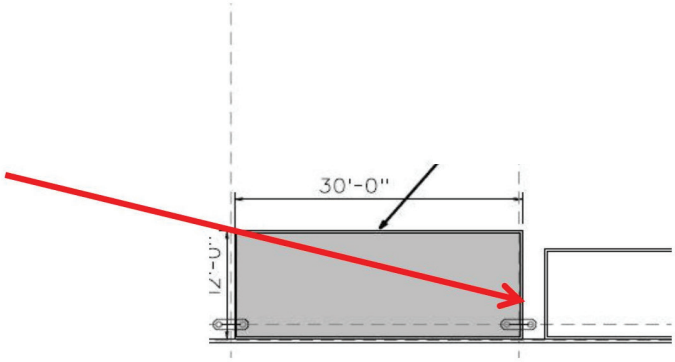
Electrical Meter & Breaker

Electrical Meter Panel
Basement Level



Electrical Meter Panel Location
Basement Level

BOH Electrical Panel & Label
Upper Level



BOH 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 C » Upper Level

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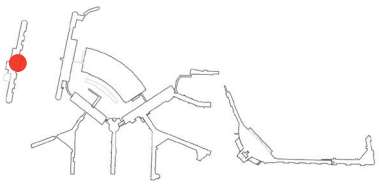

KEY PLAN

No Water Meter For 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 C » Upper Level

T1C.U.32.J

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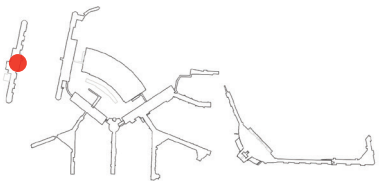

KEY PLAN

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.32.J

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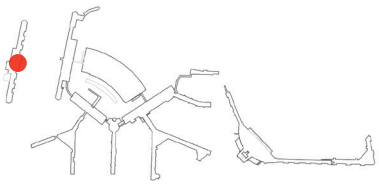
Date: April 2024

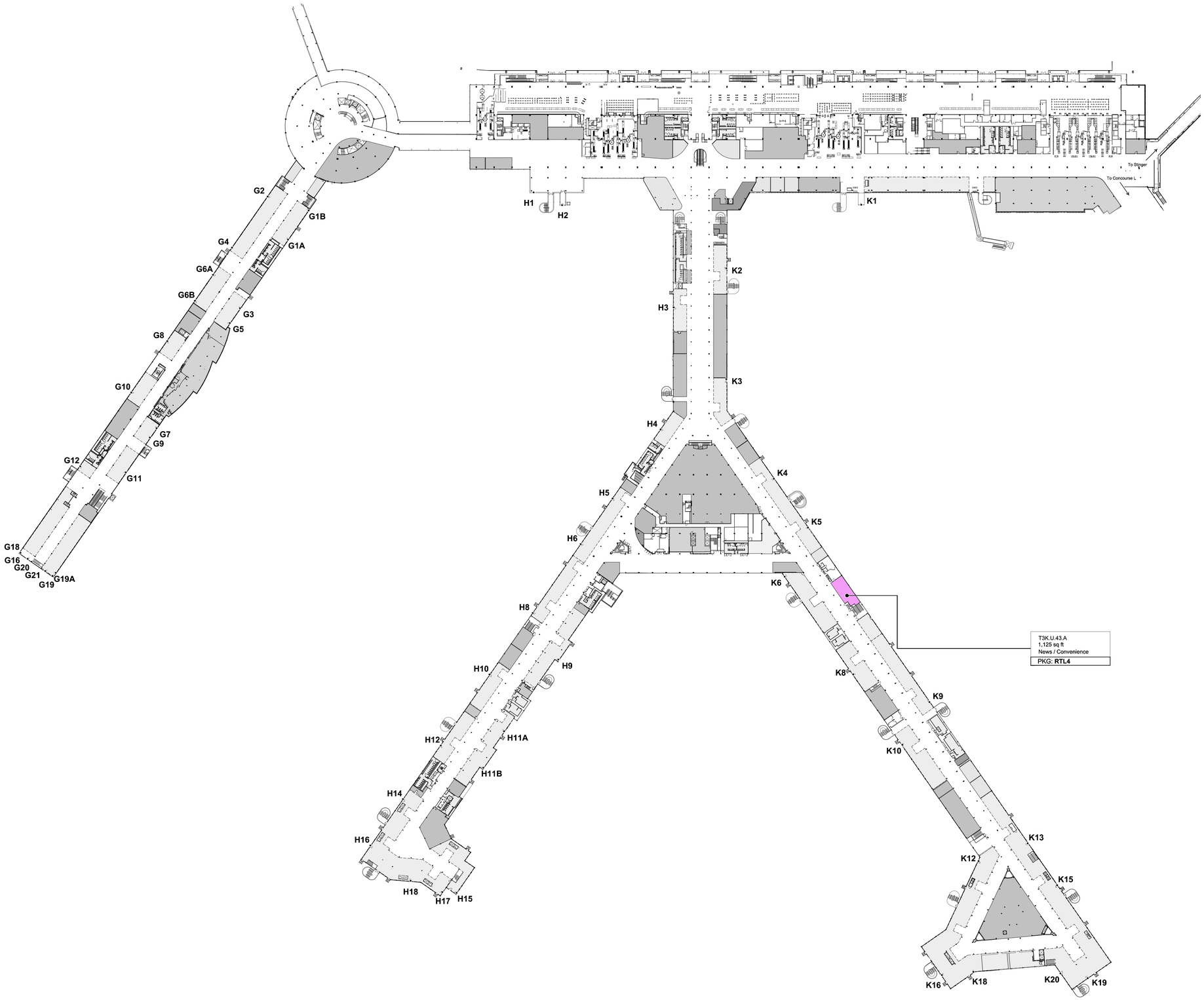
Scale: 1'=20'-0'

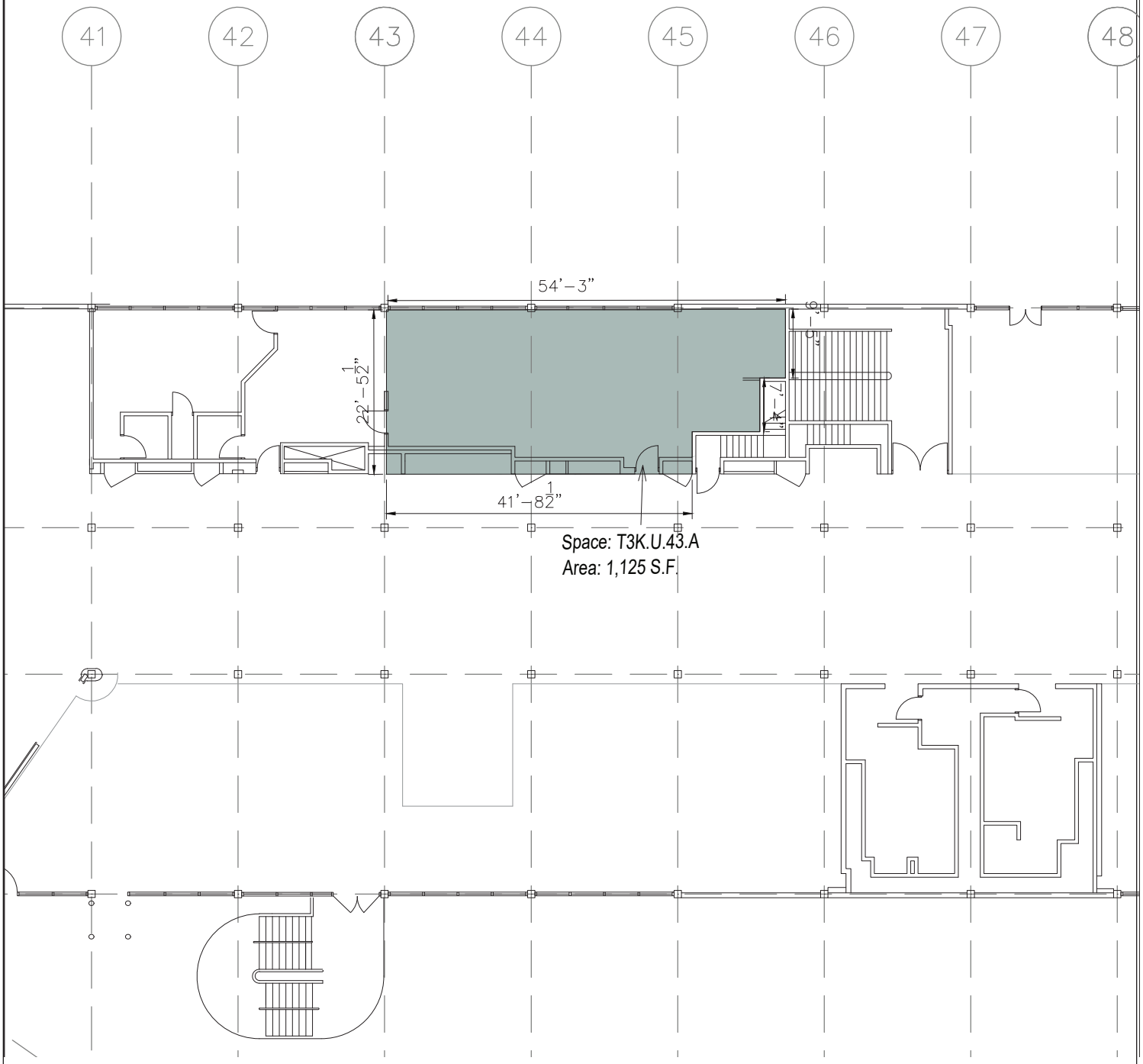


KEY PLAN

Terminal 3

Package **RTL4** 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

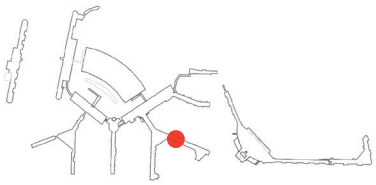
Terminal 3 » Concourse K » Upper Level

T3K.U.43.A

Typology: Inline Type I - B

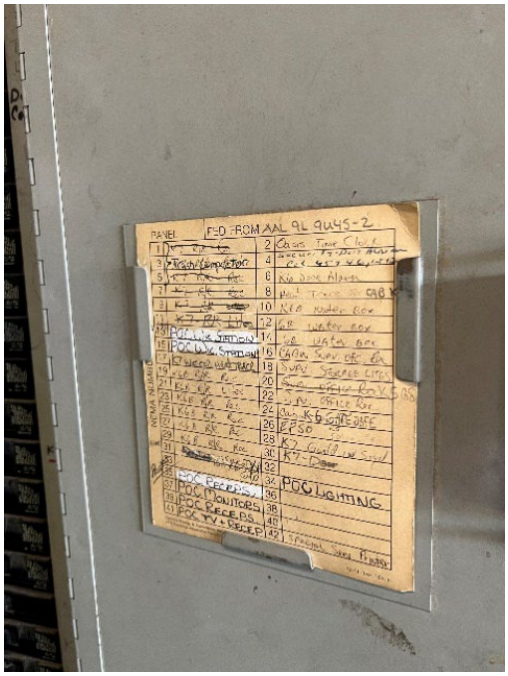
Interior: 1,125 s.f.
Spill Out Zone: N/A
Total Square Footage: 1,125 s.f.

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



KEY PLAN

Electric Panel



Panel Description

Existing Electrical 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 » Concourse K » Upper Level

T3K.U.43.A

Typology: Inline Type I - B

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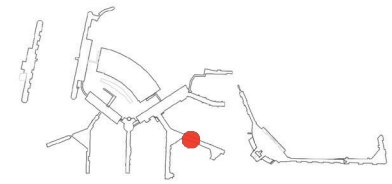
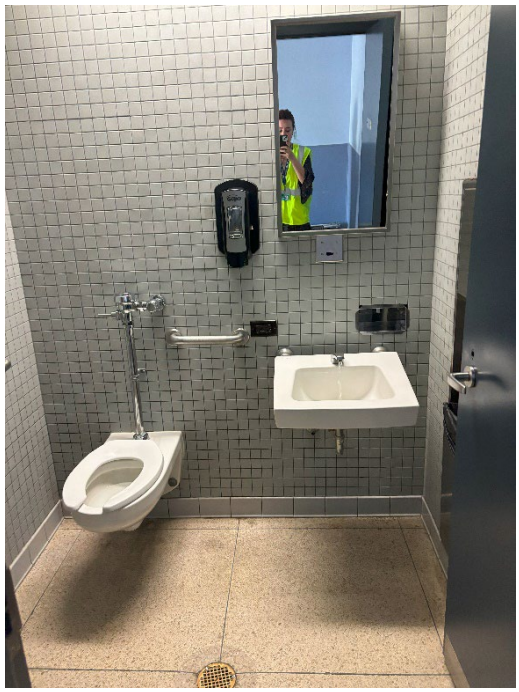
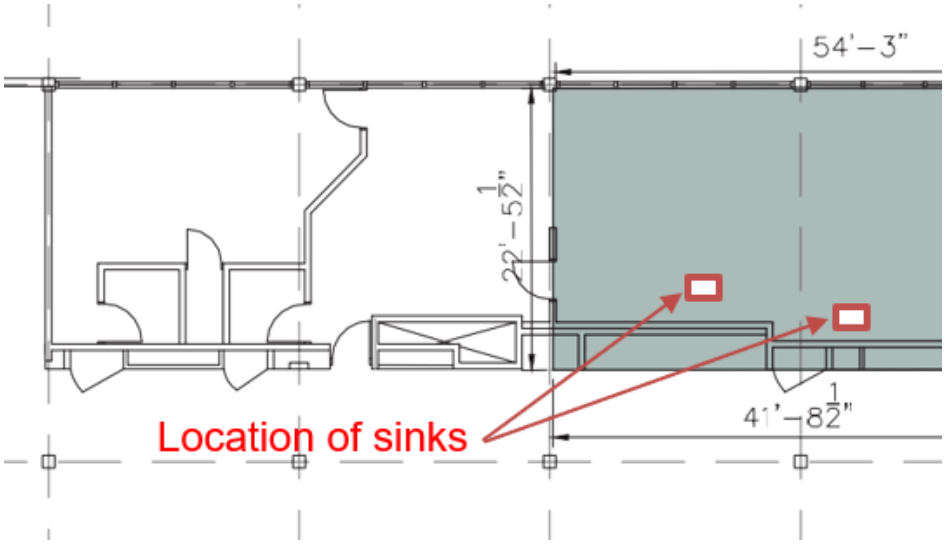


KEY PLAN



Unisex Bathroom sinks

Unisex Bathroom sinks



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

Terminal 3 » Concourse K » Upper Level

T3K.U.43.A

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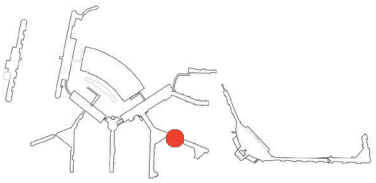

KEY PLAN

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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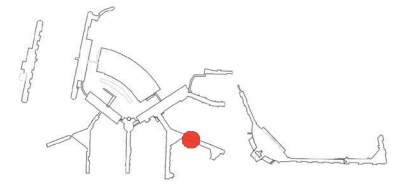

KEY PLAN