



Chicago Park District

Legislation Text

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AUTHORIZATION TO ENTER INTO A CONCESSION PERMIT AGREEMENT WITH FOUR CORNERS TAVERN GROUP FOR THE DESIGN, BUILD OUT, AND OPERATION OF THE RESTAURANT, CONCESSION KIOSK AND CATERING SPECIAL EVENTS AT MAGGIE DALEY PARK

To the Honorable Board of Commissioners of the Chicago Park District

I. Recommendation

Pursuant to Chapter IX of the Code of the Chicago Park District, it is recommended that the General Superintendent and CEO or his designee enter into a concession permit agreement with Four Corners Tavern Group for the design, build-out and operation of the restaurant, concession kiosk, and catering special events at Maggie Daley Park. The concessionaire was selected pursuant to a publicly advertised Notice of Availability. No work may commence, and no payment shall be made to vendor prior to the execution of a written agreement.

II. Award Information

Concessionaire:	Four Corners Tavern Group 1040 West Randolph Street Chicago, Illinois 60607
Company Type:	Illinois Corporation
Majority Interests:	Matthew Menna 50% Andrew Gloor 50%
Concession Permit Agreement Term:	Ten (10) years with five (5) one (1) year extension options. Extension options exercisable solely at the discretion of the Chicago Park District.
Scope of Services:	Restaurant design, build out, and operation; concession kiosk operation; and catering special events at Maggie Daley Park (see Exhibit A).
Affirmative Action Goals:	Minority- and Women-Owned Participation for this contract includes: 25% Minority-owned and 5% Women-owned
Authorization:	Authorize the General Counsel to include other relevant terms and conditions in the written Concession Permit Agreement. Authorize the General Superintendent to execute the Concession Permit Agreement and the Secretary to attest as to the signing of the Concession Permit Agreement and keep an original copy of the Concession Permit Agreement on file.

III. Business Terms

See Exhibit B

IV. Notice of Availability and Selection Process

Date Notice of Availability Advertised:	June 9, 2014
Site Visit and Meeting:	July 8, 2014
Application Due Date:	August 4, 2014
Number of Applications Received:	Three (3)

The Department of Revenue (“Revenue”) publicly advertised this Notice of Availability (“NOA”) which described the opportunity in seven (7) pages and was supplemented by ten (10) exhibit pages that included construction drawings and specifications as well as photographs. The NOA also included some of the terms and conditions that will be part of the Concession Permit Agreement (e.g. termination for convenience) and a detailed itemization of the concessionaire’s non-reimbursable operating expenses. Additionally, the NOA instructed applicants to complete and submit as part of their application: (i) a detailed description of their restaurant design and operation, and concession kiosk and catering operations; (ii) proposed business terms; and (iii) a description of the applicant’s experience.

The NOA was made available for download at the Chicago Park District’s home page, and Revenue also undertook efforts to announce the NOA including notifying some of the CPD’s existing concessionaires and informing the Illinois Restaurant Association. Three applications were received by the due date, and Revenue initially reviewed them and deemed all to be responsive. Revenue then convened a committee comprised of CPD personnel to review the applications. The review process was thorough and included meetings and interviews with applicants. Upon conclusion of the review process, the committee selected Four Corners Tavern Group for award.

V. Explanation

The Chicago Park District (“CPD”) requires the services of a concessionaire for the design, build-out and operation of the restaurant, concession kiosk, and catering special events at Maggie Daley Park. The restaurant space is located at the south end of the park along Monroe, formerly the space occupied by the miniature golf and restaurant operation. Additionally, the concession kiosk is located adjacent to the ice skating ribbon and climbing wall and will serve that area of the park with beverages and light fare. The target is to have both the restaurant and concession kiosk built out and ready for operation when the park is completely open later this year.

Four Corners Tavern Group (“Four Corners”) has owned and operated bar/restaurant establishments in Chicago neighborhoods since 2001 and currently operates ten well-known establishments including Schoolyard Tavern, West End Bar, and Ranalli’s. In addition, Four Corners Tavern Group has an experienced management team including four directors, one of whom is an executive chef, that have each been with the firm for a minimum of eight years and have directly participated in launching numerous new food and beverage ventures. The firm has a current staff of over 600 and is on track to employ over 1000 people by end of 2016.

The restaurant proposed by Four Corners will be a full-service, casual, family friendly, bar and restaurant that complements the park. The food offered will be creative bar fare and include a children’s menu.

Four Corners has the experience, capability, and personnel necessary to build-out and operate the restaurant, concession kiosk, and cater special events at Maggie Daley Park. Therefore, it is in the best interest of the Chicago Park District to recommend Four Corners Tavern Group for the award of the concession permit agreement for the design, build-out and operation of the restaurant and concession kiosk and catering special events at Maggie Daley Park.

VI. General Conditions

1) *Conflicts*: The Agreement shall not be legally binding on the Chicago Park District if entered into in violation of the provisions of 50 ILCS 105, the Public Officer Prohibited Activities Act.

2) *Ethics*: The Chicago Park District’s Ethics Code, Chapter III of the Code of the Chicago Park District, shall be incorporated into and made part of the agreement.

3) *Contingent Liability*: Any agreement lawfully entered into for a period of more than one year shall be executory only for the amounts for which the Park District may become liable in succeeding fiscal years pursuant to Section 17(i) of the Chicago Park District Act, 70 ILCS 1505/17(i). All agreements authorized herein shall contain a clause that any expenditure beyond the current fiscal year is subject to appropriation in the subsequent fiscal year budget.

4) *Economic Disclosure Statement ("EDS")*: Contractor has submitted a full and complete EDS.