

Fast Casual Restaurants  
Planning Commission Recommendation  
April 14, 2008, GPC Meeting

Currently, in the Suburban Business District, drive-up, drive-through, or drive-in facilities are not permitted in or at any fast food enterprise or any other enterprise involving the sale of beverages.

A **fast food enterprise** is defined as “a business engaged in the sale of pre-prepared or quickly-prepared food and beverages, usually in disposable containers and wrappers, for consumption either on or off premises, in a facility in which a major portion of the food and beverage sales to patrons are at stand-up type counters or drive-in, drive-up, or drive-through arrangements.

The Planning Commission is considering a recommendation that would allow a drive-through window at a fast casual restaurant.

A **fast casual restaurant** would be defined as “a restaurant that offers higher quality food and atmosphere than a traditional fast-food or quick--service restaurant. Average prices are higher than fast-food prices and non-disposable plates and cutlery are common. Counter service is typical, but generally accompanied by hand-prepared orders that are often visible through an open kitchen. Upscale décor is also typical, including but not limited to, upholstered chairs, sofas, fireplaces, carpeting, and background music. Off-site catering services are also very common.”

The following criteria would be required in the determination that a restaurant is fast casual rather than fast food:

- a. Restaurant service model: Food shall be served at table side or picked up at a counter;
- b. Food shall be made to order.
- c. Drive-through sales: Only 35% or less of the total on-site sales volume is derived from drive-through sales. (For an approved restaurant, audited sales figures showing the percentage of sales derived from the drive-through window would be required to be submitted annually to Village Staff.)
- d. Up-scale décor such as, but not exclusive to, padded or upholstered chairs, carpeting, and background music shall be common design elements.

Examples of fast casual restaurants may include: Atlanta Bread Company, Boston Market, Chipotle, City Barbeque, Cosi, Fazoli's, Fuddruckers, Panera Bread, Penn Station, and Potbelly Sandwich Works.