

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

DATE: 08-11-2026

CASE NO.: [DP-26-083](#)

Project Page: Sal's Famous Pizzeria Addition

PETITIONER: DeOnte Means

REQUESTED ACTIONS: Development Plan Amendment approval for interior and exterior renovations to increase the size of the kitchen and enclose the patio.

LOCATION: 350 E. Main Street

PARCEL SIZE: 0.49 +/- acres



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
Site:	TC: Town Center	Site:	Traditional Neighborhood
North:	R4: Medium Density Residential	North:	Traditional Neighborhood
South:	TC: Town Center	South:	Suburban Residential
East:	R4: Medium Density Residential	East:	Traditional Neighborhood
West:	TC: Town Center	West:	Traditional Neighborhood

PROJECT DESCRIPTION

- Requested Action:**
- Development Plan Amendment approval interior and exterior renovations to increase the size of the kitchen and enclose the patio.
- Concurrent Actions:**
- None
- Future Action(s):**
- Improvement Location Permit and other necessary permits (Administrative)



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PROJECT REVIEW

PROJECT COMPLIANCE SUMMARY



Compliance unknown / needs attention



Does not comply

Review Area	Code Reference	Status	Questions / Comments			
Building Design						
Minimum Yards and Building Setbacks	14.2.D.2	Compliant	Setback Side	Required	Shown	
			Front			
			Side (L)			
			Side (R)			
			Rear			
Maximum Building Height	14.2.E.2	Compliant				
Building Materials	4.21	Compliant	FAÇADE POINTS		Required	Shown
			Front (Primary)		600	800
			Rear (Primary)		600	800
			Left (Primary)		600	800
			Right (Primary)		600	800
Mechanical Equipment:	4.1G	Compliant				
Building Lighting	4.9.C	Compliant				
Site Design						
Drive-Through Facilities	4.1.D	N/A				
Loading Space Orientation	4.11.C.1.d	N/A				
Outside Storage	4.16.B.9	Compliant				
Outdoor Seating/Dining	4.16.E	N/A				
Parking Area Location	4.10.C	Compliant				
Off-Street Parking Area Cross Access Connection	4.10.D.7	Compliant				
Bicycle Parking	4.10.E	Compliant				
Parking Spaces	4.10.F	Compliant				
Site Lighting	4.9.D 5.5.C.6	Compliant				
Trash Enclosure / Trash Compactor	4.1.J	Compliant				
Pedestrian Connectivity	4.1.H	Compliant				
Landscaping						
Perimeter Yard Landscaping	4.7.C	Compliant				
Foundation Landscaping	4.7.E	Compliant				
Parking Lot Trees	4.7.F	Compliant				
Parking Lot Screening	4.7.F	Compliant				
Trash Enclosure Landscaping	4.1.J	Compliant				

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Project Review

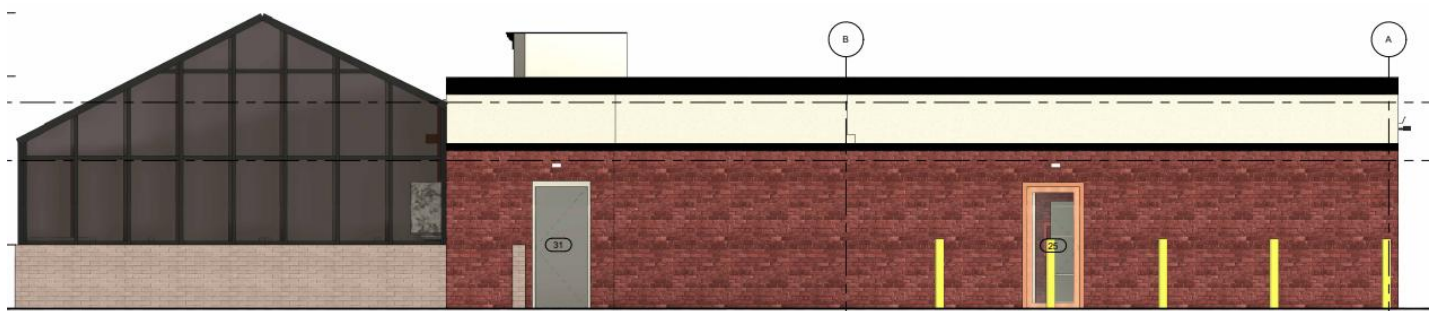
The applicant is proposing an addition and exterior renovations to the existing Sal's Famous Pizzeria located at 350 E. Main Street. The proposed improvements include an expansion of the existing kitchen, enclosure of the existing outdoor patio with a new solarium, and associated exterior modifications to accommodate the additions. The restaurant will remain in operation, with no changes proposed to the existing use or occupancy. Please visit the [Project Page](#) to view the full submittal for review.

The proposed additions have been designed to complement the existing building by utilizing materials and finishes consistent with the existing architecture, including matching brick, EIFS, and a dark glass and steel/aluminum solarium. Site access, parking, and circulation will remain substantially unchanged, with only minor modifications to support the proposed take-out entrance and updated dumpster enclosure.

South Elevation (Front Entrance)



East Elevation



STAFF COMMENTS

PLANNING:

The proposed building additions and renovations are compatible with the existing structure and are designed to utilize materials and finishes consistent with the existing architecture. Staff finds the proposal to be generally consistent with the intent of the Town's design standards and has no outstanding concerns for the Committee's consideration.

UTILITIES:

TRANSPORTATION: