

TOWN OF PLAINFIELD PLAN COMMISSION REPORT

DATE: 09-10-2026

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

PETITIONER: DeOnte Means on behalf of Sal's Famous Pizzeria

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

LOCATION: 350 E. Main Street

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 for exterior renovations and expansion to increase the size of the kitchen and enclose the patio.
- Concurrent Actions:**
- None
- Future Action(s):**
- Improvement Location Permit and other required permits (*Administrative*).



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PLAN REVIEW

The applicant is requesting Development Plan Amendment approval for additions and exterior renovations to the existing Sal's Famous Pizzeria at 350 E. Main Street. The project includes an expansion of the existing kitchen and enclosure of the existing outdoor patio space with a new solarium. The restaurant will remain in operation, with no change proposed to the existing use or occupancy.

The [proposed improvements](#) include exterior modifications associated with both additions. The kitchen expansion is designed to utilize materials and finishes consistent with the existing building, including matching brick and EIFS, while the proposed solarium consists primarily of dark glass with steel/aluminum framing.



Site access, parking, and circulation will remain substantially unchanged. Minor site modifications are proposed to accommodate the updated take-out entrance and updated dumpster enclosure.



At its August 11, 2026, meeting the Design Review Committee expressed concerns regarding the appearance and materials of the proposed solarium and requested that the applicant provide physical materials samples for additional review. **The Committee did not make a formal recommendation on the petition.**

Since that meeting, the applicant has provided a sample of the metal framing proposed for the solarium, along with additional renderings illustrating its appearance in relation to the existing building and surrounding environment. The applicant is returning to the Design Review Committee on September 8th to receive a formal recommendation. **Staff will provide the Plan Commission with an update at the September 10, 2026 meeting as this report will be issued prior to that DRC meeting.**

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				
			FAÇADE POINTS		Required	Shown

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Building Materials	4.21	Compliant	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			

STAFF COMMENTS

PLANNING:

Staff has no outstanding concerns with the proposed building additions or site modifications. The proposed improvements comply with the applicable development and design standards of the Plainfield Zoning Ordinance.

PUBLIC UTILITIES:

The proposed changes are not expected to alter the utility services necessary.

TRANSPORTATION:

The proposed changes are not expected to have any significant impact on the public transportation network.

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POTENTIAL MOTIONS.

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions: **favorable/approve**, **unfavorable/deny**, and **continue**.

Conditions and/or commitments can be added as the Commission deems appropriate, even if no conditions or commitments have been provided/proposed by the applicant or Town Staff.

MOTION 1: Development Plan Amendment

I move that the Plan Commission **approve** / **deny** / **continue** [DP-26-083](#) requesting Development Plan Amendment approval for exterior renovations and expansion to increase the size of the kitchen and enclose the patio, finding that:

1. The development plan **complies** / **does not comply** with all applicable development standards of the underlying District for which a waiver has not been granted;
2. The development plan **complies** / **does not comply** with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
3. The proposed development **is** / **is not** consistent with the Comprehensive Plan;
4. The proposed development **is** / **is not** appropriate to the site and its surroundings; and
5. The proposed development **is** / **is not** consistent with the intent and purpose of this ordinance.

subject to the following conditions:

1. Substantial compliance with the Development Plan on file on September 10, 2026.