

CITY OF JOLIET LIQUOR COMMISSIONER'S OFFICE  
TERRY D'ARCY  
150 WEST JEFFERSON STREET  
JOLIET, ILLINOIS 60432



**FINDINGS OF THE LIQUOR COMMISSION**  
**ISSUANCE OF A LIQUOR LICENSE**

Based on a public hearing that took place on Wednesday, April 1, 2026 the Liquor Commission of the City of Joliet hereby reports its findings based on Chapter 4, Section 5C of the Code of Ordinances of the City of Joliet to the City Council. The findings are as follows:

1. (a) **Applicant:** The Pancake House LLC  
d/b/a: The Prime House  
  
(b) **Address of premises:** 3147 W. Jefferson St
  
2. **Class of liquor license applied:** Class B – On Premise
  
3. **Past Performance:** 25 years of experience with sales and service of alcoholic liquor.
  
4. **Character and reputation of the applicant:** The applicant is not a convicted felon.
  
5. **General design and layout of the premises:** On file in the Mayor's Office.
  
6. **Amount of anticipated gross revenue from sale of alcoholic beverages:** 25%
  
7. **Nature of entertainment:** N/A
  
8. **Premise compliance with all ordinances of the City:**  
  
Building Inspections Department approval pending final inspection.  
  
Joliet Fire Department approval pending final inspection.
  
9. **Any outstanding monies owed to the City of Joliet:** There are no monies owed to this address.

**10. The following are the class, type and number of licensed premises within a one (1) mile radius of the proposed premises:**

<b>Class Type of Liquor License</b>	<b>Total</b>
Class "A" Premises & Package:	2
Class "A1" Brew Pub:	
Class "A2" Craft Brewery:	
Class "A3" Craft Distillery:	
Class "B" Premises Only:	3
Class "C" Package Goods Only:	2
Class "C-D" Package Goods Only/ Beer & Wine Only:	1
Class "D" Premises/Beer & Wine Only:	3
Class "E" Restaurant or Hotel:	2
Class "F" Club:	
Class "J" Governmental & Non-for-profit:	2
Class "K" Stadium:	
Class "L" Riverboat-Related Facility:	
Class "P" Bicentennial Park:	
Class "TH" Theater or Cinema:	
Class "BG" Gas Station/On-Site/Gaming:	
Class "CG" Gas Station/Package:	
The total amount of liquor licenses within a one-mile radius of the proposed location:	15

**11. Zoning, general character of the neighborhood and the impact of the premises of the surrounding neighborhood and the city as a whole:**

The subject business is a new business in the multi-tenant commercial building in the Twin Plaza Properties center. The center contains various retail and service uses including restaurants. The property is zoned B-3 (general business) which permits on-premises consumption and the sale of liquor.

The surrounding zoning and land uses include:

North: R-5 (multi-family residential), residential (Heritage Manor Condos)  
 East: B-3 (general business), professional offices (Twin Oaks Place)  
 South: R-2 (single-family residential), Joliet Park District Inwood Golf Course  
 West: B-3 (general business), funeral home

**12. Any law enforcement problems created by the issuance of the liquor license:**

Joliet Police Department does not foresee any special law enforcement problems associated with the issuance of this liquor license.

**13. Comments at the hearing:**

The liquor hearing was conducted by Deputy Liquor Commissioners James O'Connell and Kevin Kelley, Assistant Corporation Counsel Stephanie Silkey, and Detective TJ Gruber.

No one appeared in opposition to the issuance of the liquor license.

**14. Recommendation:**

Based on the liquor hearing, the Liquor Commission feels that the issuance of the liquor license would be in the best interest of the city, and therefore, recommends approval of the license.

  
Terry D'Arcy  
Mayor and Liquor Commissioner

  
James O'Connell  
Deputy Liquor Commissioner