

PROPOSED PEORIA TIF DISTRICT ESTABLISHMENT TIMELINE

NORTHWOODS MALL TIF DISTRICT

Updated: 9/22/2025

City of Peoria, IL Municipal Meetings: 2nd & 4th Tuesdays @ 6:00 pm

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	DATE:	✓	STEP IN THE PROCEDURE:
1	Tuesday, January 14, 2025	X	City approved Professional Services Agreement with J&K-EDG.
2	Friday, September 12, 2025		Submit Draft TIF Plan or Qualification Report to City.
3	Tuesday, September 23, 2025		REGULAR COUNCIL MEETING: ORDINANCE to establish Interested Parties Registries for the Northwoods Mall TIF District; and ORDINANCE to Set Date for Public Hearing.
4	Friday, September 26, 2025		Publish Availability of Interested Parties Registries (IPR); and send Certified Taxing District Mailing for Public Hearing and JRB Meeting.
5	Thursday, October 9, 2025		Mail Notice of Public Hearing certified to Taxpayers.
6	Wednesday, October 15, 2025		JOINT REVIEW BOARD MEETING: 10:30 a.m.
7	Thursday, October 16, 2025		Mail Notice of Public Hearing to residential addresses within 750 feet & IPR Registrants.
8	Thursday, October 30, 2025		First Publication of Public Hearing Notice.
9	Thursday, November 6, 2025		Second Publication of Public Hearing Notice.
10	Tuesday, November 18, 2025		PUBLIC HEARING: 6:15 p.m.
11	Tuesday, January 13, 2026		REGULAR COUNCIL MEETING: APPROVE FINAL ORDINANCES TO ESTABLISH TIF DISTRICT

NOTE: The Economic Development Group, Ltd. prepares and coordinates all notices and publications; moderates JRB meeting and Public Hearing to extent requested by City; and Jacob & Klein, Ltd. provides all required Ordinances to the City for establishing the TIF District.