



# MINOOKA

## COMMUNITY HIGH SCHOOL

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*Mission: Strengthen **M**astery, **C**ollaboration, **H**igh Expectations, and **S**uccess for All Students.*

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To: Board of Education  
From: Dr. Robert Schiffbauer  
Date: May 20, 2026  
Subject: Legislative Update

**HB 4416-** HB 4416 (Evans; D-Chicago) is an initiative of organized labor and seeks to provide for unemployment benefits for educational support personnel (ESPs) during school breaks of longer than one week. This legislation wasn't called for a vote prior to the third reading deadline.

**SB 2914-** SB 2914 (Cappel; D-Joliet) is advancing that would fundamentally change how school districts manage employee discipline by adding binding arbitration at the "notice to remedy" stage. While this may appear procedural, it introduces new costs, delays, and limitations on a district's ability to address ongoing performance concerns early.

This legislation is continuing to work its way through the General Assembly. The legislation claims that "student safety" issues are excluded. Many serious student-related behaviors are still legally considered "remediable," including inappropriate staff-student boundaries, concerning electronic communication with students, and escalating patterns of unprofessional conduct. These are the issues that give rise to concerns about this legislation. IASA is working with a variety of legislators to address those concerns.

**Mega Project Bill-** Under this provision, qualifying projects (minimum \$100 million investment) would have their property tax assessment frozen at a base-year value for 25 to 45 years, depending on the size of the investment. In exchange, projects are required to make a negotiated annual "special payment" on top of their frozen property tax bill, and must enter into local agreements, meet labor standards, and demonstrate that the project would not occur without the incentive. Like TIF development, there will be a review board that must approve the development. However, unlike TIF

development, those boards will have a vote that is weighted based on the proportion of the property tax distribution among the taxing bodies.

The bill further directs how the special payment will be distributed. Half of the special payment will be distributed to the taxing bodies based on their portion of the property taxes, and the other half will be set aside for property tax relief. Of that amount, 60% would be distributed to local residents in the impacted area, while 40% would go to a statewide property tax relief fund. The specific mechanism for distributing local relief would be determined by municipal ordinance, meaning impacts could vary by community. The new bill also made clear to indicate that data centers are not able to access this development opportunity.

**BUILD Initiative-** The proposal is a comprehensive housing affordability initiative, which combines multiple proposals into a broader reform package. While the House is considering the plan as a single bill (HB 5626; Buckner, D-Chicago), the Senate has divided it into several components. Of particular relevance to school district leaders are SB 4062 (Castro; D-Elgin), addressing impact fee standardization, and SB 4060 (Hunter; D-Chicago), which proposes changes to local zoning for “middle housing.”

SB 4062 would significantly change how municipal impact fees are calculated and applied. These fees are commonly used in some communities to help offset the cost of new development, including school-related infrastructure tied to enrollment growth. Under the proposal, municipalities authorized to levy impact fees would be required to use a standardized statewide formula developed by the Department of Commerce and Economic Opportunity (DCEO), including set cost tables and calculation methods. While the formula allows for consideration of local factors, municipalities would not be permitted to charge more than the amount generated by the state calculation, though they could charge less. The intent is to create greater predictability and consistency in fee structures to encourage housing development. For school districts, this raises important considerations, as the proposal could limit local flexibility and potentially reduce fee revenues in certain areas, shifting more of the financial impact of growth onto existing taxpayers or district resources. School management groups provided written testimony for the committee to articulate our concerns related to the proposal.

SB 4060 focuses on expanding housing supply by requiring municipalities to allow “middle housing,” such as duplexes and townhomes, in areas currently zoned for single-family homes. The bill would also require municipalities to permit smaller residential lot sizes and limit discretionary review processes, with statewide standards taking effect if local governments do not adopt compliant ordinances within a specified timeframe. These changes are intended to increase housing availability and affordability, but they may also lead to increased residential density in certain communities. For school districts, this could translate into enrollment growth or shifts in student populations, particularly in areas that have historically restricted multifamily development. As a result, districts may need to consider the potential impact on facility capacity and long-term planning. It was clear from the testimony provided that the focus of the proponents was on this element of the proposal.