

**Meeting Held Electronically**



**COMMITTEE OF THE WHOLE MEETING**  
**MONDAY, FEBRUARY 7, 2022**  
(Immediately following the Village Board Meeting)

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**AUDIENCE COMMENTS**

**TRUSTEE COMMENTS**

**DISCUSSION**

1. Electric Purchase for Water Facilities and Wells
2. Short Term Rentals

**EXECUTIVE SESSION**

1. Personnel

**ADJOURN**

Initials: SB

# Memorandum



**To:** Village President and Board of Trustees  
**Cc:** Steve Bosco, Village Administrator  
**From:** David Hansen, Planner  
**Date:** February 2, 2022  
**Re:** Upcoming Bid for Water Facilities and Wells

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In May of 2019, the Village entered a three-year energy supply contract with Constellation New Energy, Inc for the Village's water facilities and well sites. Pricing for these accounts were bid out in January of 2019 for the time period of May 2019 through May 2022 through NIMEC (Northern Illinois Municipal Electric Collaborative of which approximately 140 municipalities are members). At the time of the contract, the Village had five deep wells (four active) and two treatment plants, which are served by five different electric accounts. Over the past three years, the Village has added two wells (Well 8 and Well 9) and decommissioned one well (Well 3). Well 8 and Well 9 are currently billed at the ComEd rate.

Staff is currently looking to work with NIMEC again to bid out energy options. NIMEC could take six deep wells and two water treatment plants to bid (a total of six electric accounts) on March 3, 2022. NIMEC could bid out regular and 100% green energy options, in which green energy is historically around a few tenths of a cent more expensive than regular energy pricing. In Fiscal Year 2020-2021, the Village spent \$377,024 on water related electricity paid out of the Water Fund. At this point in time, NIMEC is looking to seek a 12, 24, and 36 month contract. As with prior bids, the Village will need to decide on the term and execute the contracts the day the bids are received. The attached draft resolution has been created to authorize the Village Administrator to execute the bid contracts the day bids are received. If the rates are not favorable, the Village can decide not to sign the contract and use the ComEd rate.

During the review of energy options, staff also looked into utilizing the State's Community Solar program, another green energy alternative. Upon review and discussion with a community solar municipal consultant and community solar provider, the Village's kilowatt (KW) amount exceeds the amount allowable to participate in any community solar program at this time. In the future, it is anticipated that the Illinois Commerce Commission will allow large KW account sizes to

participate as well as make it possible for accounts served through retail supply contracts to also have community solar subscriptions.

In the event the Village would have qualified, staff reviewed anticipated electricity costs and potential savings. Pricing would have been 6.484 cents per kWh for Community Solar, which is less than ComEd's current rate of 7.802 cents per kWh, but still above NIMEC's expected regular and 100% green energy rates quoted from mid-January which is anticipated to be around 5.5 cents per kWh and 5.8 cents per kWh respectively. NIMEC is anticipating bid rates for two and three year contracts to be a little lower than the 5.5 and 5.8 cents per kWh figures.

Staff is seeking Village Board feedback regarding going out to bid for NIMEC as well as what type of energy option (regular or green energy) the Board would like to pursue. Please find attached a draft resolution authorizing the Village Administrator to execute bid contracts the day bids are received should the Village Board want to utilize NIMEC.

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION AUTHORIZING THE ENTERING INTO OF A CONTRACT FOR THE PURCHASE OF ELECTRICITY FROM THE LOWEST COST ELECTRICITY PROVIDER FOR A ONE, TWO, OR THREE YEAR TERM FOR WATER WELLS AND TREATMENT PLANTS THROUGH THE NIMEC BID PROCESS**

**WHEREAS**, the Village of North Aurora joined the NORTHERN ILLINOIS MUNICIPAL ELECTRIC COOPERATIVE (NIMEC) on November 27, 2006 for the purpose of procuring electricity through a cooperative pool in order to receive a more competitive bid price on electricity; and

**WHEREAS**, the Village through its participation in the NIMEC bid process has subsequently entered into contracts with the lowest bidder for electricity since that time for the Village’s wells and treatment plant facilities as well as for eligible street lighting accounts; and

**WHEREAS**, the Village’s current contracts will expire in May of 2022 and the Village must procure bids for a new contract; and

**WHEREAS**, because of the way the bidding process works, the Village Administrator will need to have the authority to sign a contract with the electricity provider which is deemed most favorable for the Village within hours of the bids being received by NIMEC, and determine if the desired contract should be for a one-year term, two-year term, three-year term, some combination of the three or if bids should be rejected.

**NOW, THEREFORE, BE IT RESOLVED**, that, in light of the time constraints applicable to the acceptance of a competitive bid for a supply of electricity, once the bids are received, the Village Administrator is hereby authorized to sign and execute the contract deemed to be in the best interest of the Village, with said executed contracts being transmitted to the Village Board.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2022, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2022, A.D.

Mark Carroll \_\_\_\_\_

Laura Curtis \_\_\_\_\_

Mark Guethle \_\_\_\_\_

Michael Lowery \_\_\_\_\_

Todd Niedzwiedz \_\_\_\_\_

Carolyn Bird Salazar \_\_\_\_\_

Approved and signed by me as President of the Board of trustees of the Village of North Aurora, Kane County, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2022 A.D.

\_\_\_\_\_  
Village President Mark Gaffino

ATTEST:

\_\_\_\_\_  
Village Clerk

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**VILLAGE OF NORTH AURORA  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR  
**SUBJECT:** SHORT TERM RENTALS  
**AGENDA:** FEBRUARY 7, 2022 COMMITTEE OF THE WHOLE MEETING

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For discussion purposes, a short term rental can be described as the occupation of a residential dwelling unit that is used as a primary residence, where the dwelling unit is either wholly or partially rented for a short period of time (usually less than thirty (30) days at a time) to transients or temporary guests.

The Village of North Aurora currently does not have any regulations specific to short term rentals. As a non-home rule municipality, the Village lacks short term rental licensing authority and must rely on policing and code enforcement to maintain harmony. The regulation of the relationships between landlords and tenants is solely within the police power of home rule units.

In 2021, staff reached out to area municipalities to inquire on their regulatory status of residential short term rentals. The following table illustrates the responses from the surrounding communities that responded as to whether or not they have specific regulations pertaining to short term rentals:

<b>Municipality</b>	<b>Specific Short Term Rental Regulations?</b>	<b>Notes</b>
Batavia	Yes	They regulate and license short term rentals as a bed and breakfast.
Geneva	No	
Montgomery	No	
Oswego	No	
South Elgin	No	
Sugar Grove	No	They consider short term rentals a hotel and are not permitted in residential zoning districts.
Yorkville	No	They allow short term rentals outright in all residential zoning districts and residential uses.

Batavia considers short term rentals bed and breakfasts and Sugar Grove considers them hotels. North Aurora currently prohibits hotels and motels in all residential zoning districts. Bed and Breakfast Guest Homes are currently allowed in certain residential districts, as depicted in Table 7-1 below. Staff notes the Bed and Breakfast Guest Home use is prohibited in the Village's single-family zoning districts. For informational purposes, staff has included parking requirements for the applicable uses in Table 13-1 below and the definition of a Bed and Breakfast Guest Home and Hotel.

## 7.2 Permitted and special uses.

Table 7-1: Residential District Permitted and Special Uses lists permitted and special uses for the residential districts.

VILLAGE OF NORTH AURORA, ILLINOIS										
TABLE 7-1: RESIDENTIAL DISTRICT PERMITTED AND SPECIAL USES										
P = Permitted Use		S = Special Use								
Use	Zoning District									Specific Use Standards
	R-1	R-1A	R-2	R-2A	R-3	R-4	E-R	E-1	E-3	
<b>RETAIL AND SERVICE USES</b>										
Bed and Breakfast Guest Home					S	P	S			

## 13.13 Required off-street parking spaces.

The minimum number of off-street parking spaces to be provided for the designated uses shall be as follows in Table 13-1:

TABLE 13-1: REQUIRED OFF-STREET PARKING	
USE	PARKING REQUIREMENT
<b>RESIDENTIAL USES</b>	
Dwelling, Single-Family	2 per dwelling unit
Residential Hotel/Motel	1 per 2 lodging rooms + 1 per 300sf of gross floor area for affiliated uses
<b>RETAIL AND SERVICE USES</b>	
Bed and Breakfast Guest Home	1 per lodging room + 2 for the owner or manager

## Definitions.

**Bed and Breakfast Guest Home.** A residential building containing an aggregate of not more than five lodging rooms offered for rent to transient guests for a continuous period of thirty (30) days or less, and containing the owner's principal residence. Food may be served only to overnight

*guests, exclusively between the hours of 5:00 a.m. and 10:00 a.m. only if the kitchen facilities adhere to the regulations set forth by the Kane County Health Department.*

***Hotel.*** *An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service. Related ancillary uses may include, but shall not be limited to, conference and meeting rooms, restaurants, bars and recreational facilities.*