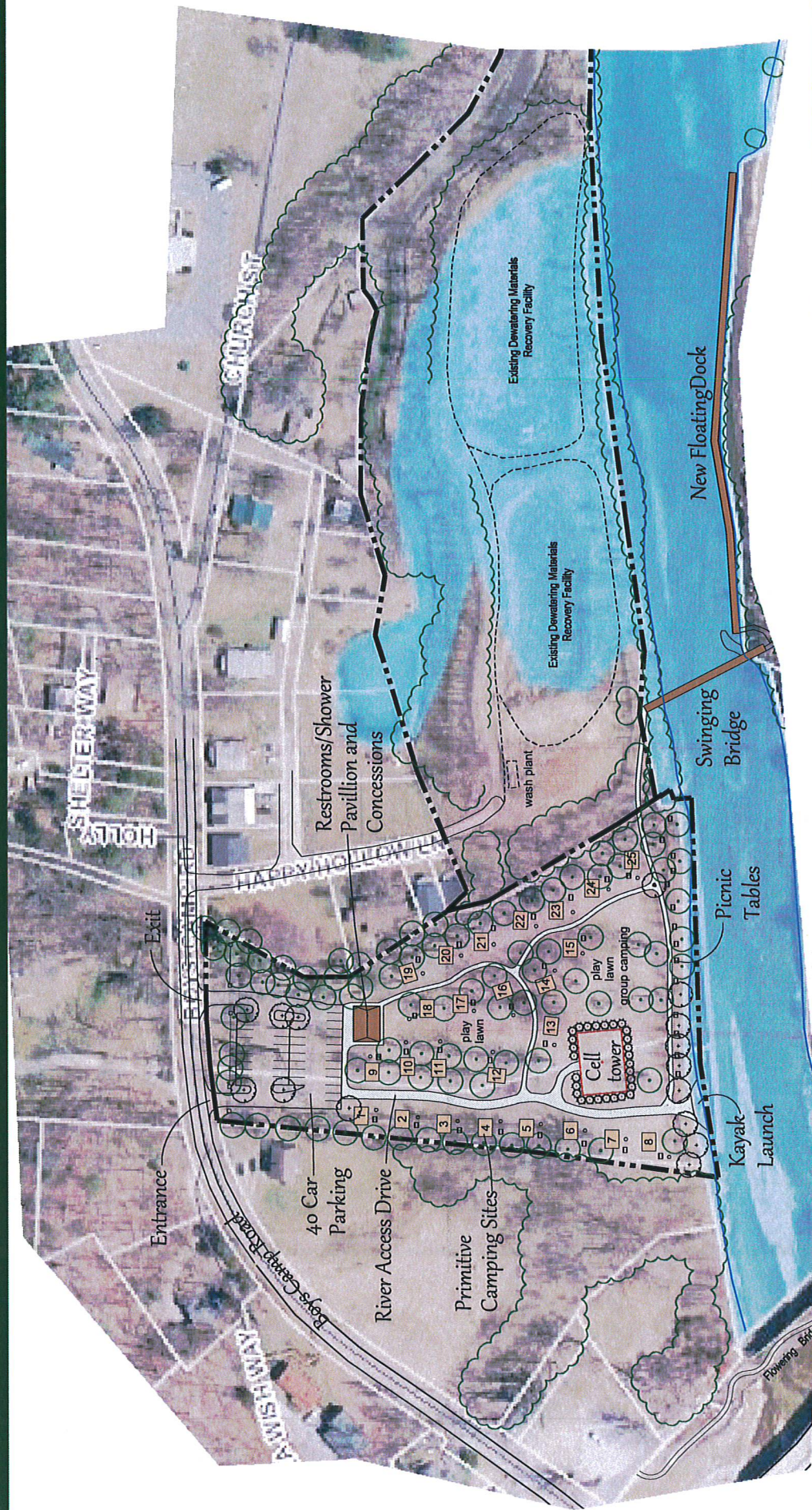


Town of Lake Lure Boys Camp Road

Proposed
Concept Master Plan



cds Creative Development Solutions
1000 Lakeshore Blvd. Suite 1000
Lake Bluff, IL 60064
630.270.1100 | www.cdsdesign.com

September 20, 2021



ORDINANCE NO. 21-11-09B
ORDINANCE REGARDING THE MASTER PLAN FOR THE TOWN
OF LAKE LURE BOYS CAMP ROAD PARK PROJECT

WHEREAS, the Town adopted a Concept Master Plan for the Town-owned parcel #1655367, also referred to as 176 Boys Camp Road, on October 31, 2018; and

WHEREAS, that October 31, 2018 Concept Master Plan was approved by Council motion with the intent of developing a public park with walking trails, picnic tables, kayak launch and primitive camping area with 18 camp sites; and

WHEREAS, that property was also dedicated to providing a storage area for the Town's dredging program, specifically a dewatering materials recovery facility; and

WHEREAS, technology improvements have resulted in a reduced space requirement for the dewatering materials recovery and eliminated the need for that use to be included on the park parcel; and

WHEREAS, reliable cellular and internet access have been identified as major needs for our community and are two of the most significant concerns expressed by both residents and visitors; and

WHEREAS, AT&T has committed to working with the Town to expand our cellular service and has identified this park parcel as an ideal location for a communications tower to provide 5G cellular service for our Lake Lure community; and

WHEREAS, lack of cellular reception was a major problem for emergency responders during the 2016 Party Rock Fire, and the Town Fire Chief and Police Chief both cite the lack of cellular signal as an ongoing issue in responding to fires, climbing and hiking trail accidents, and other emergency situations; and

WHEREAS, for several years, the Town has been unsuccessful in efforts to obtain a cellular carrier's commitment to build a tower to serve our area; and

WHEREAS, Parks and Recreation Department retained Creative Development Solutions to create a new Concept Master Plan incorporating the public park with walking trails, picnic tables, kayak launch and 25 primitive camp sites, seven more than the current Concept Master Plan, without any part of the dredge program on the park parcel, and added a communication tower within the park; and

WHEREAS, Lake Lure Parks and Recreation Department has recommended adopting the new Concept Master Plan incorporating a public park with walking trails, picnic tables, kayak launch and primitive camping area, with a communication tower within the park as the new Master Plan; and

WHEREAS, on October 19, 2021, the Lake Lure Zoning and Planning Board reviewed the Parks and Recreation site plan and recommended that the Town Council adopt it as the new Master Plan for the Town-owned parcel #1655367;

NOW, THEREFORE BE IT RESOLVED, on this 9th day of November, 2021, that the Lake Lure Town Council has determined that the proposed Master Plan is appropriate for the Town's use of the property, and that the proposed Master Plan should be adopted in accordance with the requirements of §92.039 of the Town of Lake Lure Zoning Ordinance.

READ, APPROVED AND ADOPTED this the 9th day of November, 2021.

ATTEST:

Olivia Stewman, Town Clerk

Mayor Carol C. Pritchett