

Green Space Committee Frequently Asked Questions

What is the Green Space Committee?

This is a committee of five Beverly Shores residents appointed by the Town Council to administer and recruit green spaces for the Town. This Initiative was started by the Town in 2003 as a way of helping preserve the fragile dune ecosystem and varied landscape in its natural state that is so much a part of Beverly Shores.

Who serves on this committee?

See the list shown on the Town of Beverly Shores website under the tab: Town Council, Committees and Departments.

When does this committee meet?

Currently, the group meets the fourth Monday of the months April through December in the Administration Building. See meeting time posted on Town calendar.

Why have a Green Space Committee?

There are parcels in Beverly Shores that for one reason or another are “unbuildable” by today’s building codes. The GSC will manage current parcels and assist in donation of future parcels.

Does the Green Space Committee only accept “unbuildable” lots?

We are glad to accept any lots that meet the criteria listed below.

How is Green Space different from Shirley Heinze properties?

The Green Space Committee facilitates the donation of lots to the Town as part of the Town’s Green Space Initiative which has as its goal the preservation of Beverly Shores’ unique and fragile ecosystem. That Initiative allows owners of lots in Beverly Shores to donate property that can be designated as permanently protected green space that the Green Space ordinance provides will be held in perpetuity as green space.

Shirley Heinze Land Trust is a not-for-profit land trust that preserves and protects over 2,200 acres of land in Lake, Porter, LaPorte and St. Joseph Counties. Shirley Heinze has one of its major project areas in Beverly Shores, located in the Great Marsh north of Beverly Drive, and has worked over the years to acquire lots within that project area.

How can donating a parcel to Green Space help me?

The Beverly Shores Green Space Ordinance makes it possible for owners to donate property that can be designated either as public park land or as permanently protected green space. If you request that your property be designated green space, the Green Space Ordinance provides that the Town will hold that land, in perpetuity, as green space. In either case, you would be allowed a tax deduction and tax relief to the extent allowed by law. Establishing the value of any deduction is the obligation of the donor, who is free to hire an independent appraiser.

What does the parcel owner need to do?

If you request that your property be designated green space, the Green Space Committee will recommend to the Beverly Shores Town Council the acceptance of a gift of a proposed land parcel only if all of the following conditions are met:

1. The property is within the boundaries of the Town of Beverly Shores, Indiana;
2. The property is not located within the Town’s Commercial District on Highway 12, east of Broadway;
3. The title is in a satisfactory form, as evidenced by your providing us with a Condition of Title report prepared by a title company addressed to the Town of Beverly Shores, disclosing the title owner and disclosing no liens and encumbrances;
4. The acceptance of the donated property will not cause the donor’s residual residential property in Beverly Shores (if any) to be in violation of any currently existing building regulations or set back requirements;

5. You have prepared, at your expense, a Warranty Deed containing no deed restrictions;
6. A site inspection has been conducted by a member of the Green Space Committee, and
7. You agree to pay to the Town, at the time of the donation, the real estate taxes for the calendar year in which the donation takes place even though those taxes are not yet due and payable. Since the amount of such taxes will not be known at the time of the donation, the donor will pay to the Town 110% of the real estate taxes shown on the last available tax bill.

Is there any financial assistance available?

We recognize that a donor will incur some expense in providing us a Condition of Title report and signed warranty deed. The Green Space Committee has limited funds available to it which it can use on an as-needed, case-by-case basis to help donors defray 50% of the costs incurred in a donation to the Town, provided, however, that such reimbursement will not to exceed \$200 per donor. The expenses eligible for this 50% reimbursement are limited solely to the cost of the Condition of Title report and the cost of the preparation of a warranty deed.

How do I start the process?

Contact one of the Committee Members. Email addresses are shown on the Town of Beverly Shores website under the tab: Town Council, Committees and Departments.

How many parcels are designated as Green Spaces?

As of Jul 2017, 19 are owned by the Town of Beverly Shores. See the link for the list.