

2025 Beverly Shores Annual Comprehensive Plan, Annual Progress Report, DRAFT 1/20/26
Beverly Shores Plan Commission

Guide to Acronyms

CI-Great Lakes and St. Lawrence Cities Initiative

ERG-Beverly Shores Environmental Restoration Group

IDNP-Indian Dunes National Park

LMCP-Lake Michigan Coastal Program

MCWW-Michigan City Water Works

NFWF-National Fish and Wildlife Foundation

NIPSCO-Northern Indiana Public Service Company

NIRPC-Northern Indiana Regional Planning Council

NWI-Northwest Indiana

RDA-Regional Development Authority

SG-Smith Group

SHLT-Shirley Heinze Land Trust

TDD-Transit Development District

Green: On track--Progress is being made on the recommendation.

Yellow: At risk--The recommendation is being addressed but there are substantial obstacles to success.

Red: Off track--There has been little or no progress or little or no attention given to the recommendation.

Blue: Completed--The recommendation has been fully addressed.

White: Not started.

Recommendation	Status	Evidence
<p>1. The Beverly Shores community’s most significant characteristic, its low population density, results from the Town’s unique physical setting and physical site conditions and requires the maintenance of the 20,000 square foot minimum building parcel size with appropriate soil characteristics to permit adequate drainage and minimize damage to the fragile dunes’ topography. The Town should commit the resources necessary to maintain the Town’s capacity to enforce the Building and Zoning Codes.</p>	<p>Green</p>	<p>The Building Commissioner, Building and Site Committee and Board of Zoning Appeals continue to have the legal authority and resources necessary to enforce the Building and Zoning Codes. All permit applications are evaluated consistent with the ordinance schedule. In 2024 the Town issued a total of 65 permits including 3 for construction of new homes, 8 for remodeling, 2 for additions, 2 for garages and 4 for driveways. There were 5 appeals heard by the BZA, 3 decided..</p>
<p>2. The Town should develop a plan for providing sewers or other sewage disposal systems for the Town; provide information to property owners and encourage them to inspect and maintain current septic systems; and encourage the county to pass legislation requiring the inspection and periodic maintenance of septic systems.</p>	<p>Green</p>	<p>Beverly Shores and Pines have jointly established a TDD which was approved by the Indiana General Assembly. The district is intended to facilitate development of the commercial districts of both towns. The plan for the district identified access to sanitary sewers as a priority for economic development. Initial planning that engages other stakeholders will begin in early 2026. Obtaining grant funding for an engineering study for the installation of sewers from Michigan City through the respective commercial districts is an immediate priority. The town's general obligation bond issued in 1997 will be retired in January of 2027 and the Town Council will have discussions in 2026 on whether to issue a new bond which could provide partial funding for sewers.</p>
<p>3. The Town should maintain the Town’s drainage system to prevent flooding and improve water quality.</p>	<p>Green</p>	<p>The Streets Commissioner and Town Council continue to monitor and maintain the drainage system. The Town needs a long-term plan for Derby Ditch under Lake Front Drive.</p>

<p>4. The Town should: implement both short- and long-term lakefront restoration recommendations to protect and improve the Town’s entire lakeshore; appoint a monitor to inspect the Town’s lakeshore who should report to the Town Council on a regular basis so that a coordinated effort can be implemented to accomplish these goals, to protect the work already completed and raise the necessary resources; work with strategic partners such as the NPS, NIRPC, LMCP and neighboring communities to accomplish a solution throughout the area and to secure the funding so desperately needed to provide long-term solutions.</p>	<p>Green</p>	<p>The Town is continuing to partner with the Cities Initiative (CI) on plans for the east end of the lakeshore [with services of the Smith Group (SG) provided at no cost to the Town]. SG’s work on the \$78k LMCP planning grant is underway and a final report is expected in the first quarter of 2026. The Town submitted a pre-proposal for a 2026 LMCP grant in December (Note: In January, 2026 the Town was invited to submit a full proposal) and continues to explore other funding opportunities to continue the lake shore restoration project. The Town worked with IDNP to identify all the social trails to the water and installed signs indicating which are open and closed. The Town appointed a lakefront monitor who will help advance lakefront restoration efforts.</p>
<p>5. In the interest of encouraging appropriate and commercially viable businesses in the Commercial District, the Town should: continue to regularly review the permitted uses and signage in the Commercial District to ensure compatibility with the needs and aesthetic of the Town; work with the state highway department to ensure pedestrian and bike safety on US 12 and to slow traffic through the Town; work with the RDA to identify resources to support improvements to the Commercial District, particularly sewers, pedestrian walkways, bike paths and parking; work with property owners in unincorporated Porter County to voluntarily annex their properties for potential commercial sites in the Town.</p>	<p>Green</p>	<p>The TDD (see #2 above) could provide funding for sewers in the commercial district. The potential TDD could provide owners of property immediately adjacent to the corporate boundaries of the Town with an incentive for voluntary annexation.</p> <p>The Lilly Foundation provided \$20m to the NWI Thrive Initiative to develop areas near South Shore Train stations including Beverly Shores. NWI Thrive allocated \$1.5 million to enhance the connections between the Beverly Shores Train station, the bike path and the National Park campground. Initial planning is underway.</p>
<p>6. The Town should continue to make 24-hour police and fire protection a high priority.</p>	<p>Green</p>	<p>The Town budget continues to provide 24-hour police and fire protection.</p>

<p>7. The Town should continue to develop and implement a long-term capital improvement plan and a five-year capital budget; continue to partner with local not-for-profit groups to help raise funds for these projects; and develop a plan for a more extensive Community Center.</p>	<p>Green</p>	<p>The Capital Planning Committee is working on a new five-year capital budget that should be completed in early 2026. The plan identifies funding needs and could be used to engage partners in fundraising. The committee has also started to identify requirements for a community center.</p>
<p>8. The Town should develop a short-term and long-term plan to increase access to Town-owned beaches, including East Lake Shore Park, and continue to maintain Town parks, beaches, and trails.</p>	<p>Green</p>	<p>Because of lower water levels and increased beach size, the Town installed kayak racks at Derby and Bracken Beaches and allowed a limited number of sailboats at Derby. The Town appointed a lakefront monitor who will track the status of lakefront beaches and dunes and make recommendations regarding access. The Town installed new playground equipment, resurfaced the basketball/pickleball and shuffleboard courts and stocked the pond with fish at Lithuanica Park. A new warming hut deck was delayed. Any work on access to East Lake Shore Park is on hold.</p>
<p>9. Partnerships are critical to the preservation and enjoyment of the surrounding natural areas. The Town should partner with the National Park, SHLT, and other interested groups to encourage preservation of and increased public access to natural areas, and to develop West Beverly as a public trail with limited parking. The Town should also partner with the National Park and other strategic partners for lakefront restoration, lakefront protection and beach access.</p>	<p>Yellow</p>	<p>The Town continues to work with IDNP on lakefront restoration. IDNP recently appointed a liaison to the surrounding towns including Beverly Shores.</p>
<p>10. The Town should enforce current ordinances to protect, conserve and sustain the natural environment in Beverly Shores and work with the National Park, ERG and other partners to monitor and manage the deer population and remove and prevent the spread of invasive species.</p>	<p>Green</p>	<p>The Town is enforcing its ordinances. IDNP, SHLT and ERG are continuing to try to manage the deer population. There were 8 volunteer workdays to remove invasive plant species on SHLT, Greenspace and IDNP land. ERG removed Tree of Heaven from town right of ways and resident properties, and Greenspace removed invasives from three Greenspace properties.</p>

11. The Town should encourage the transition of all water sources intended for drinking from wells to the municipal water system.	Yellow	The Town is working with MCWW to identify properties that are not using municipal water and encourage owners to transition to municipal water at a reduced cost.
12. The Town should work with NIPSCO to identify and update weak links in the power grid and bury power lines where feasible to help alleviate the number of power outages.	White	In 2025 the Town worked closely with NIPSCO on extensive tree trimming intended to reduce outages. Work on the power grid and burying lines has not started.
13. Although the Town cannot control the public school designated for Beverly Shores residents, the Town should work to increase K-12 public school options for Beverly Shores students and should encourage volunteer activities to continue to improve the Michigan City schools.	White	There was no activity on this recommendation during 2025.
14. The Town should consider changes in traffic patterns and parking during summer months to address increased National Park traffic. The Town should work with the National Park on support for road maintenance, parking and traffic management.	White	There was no activity on this recommendation during 2025.