

MEMORANDUM

To: Zoning Board of Appeals
From: Zoning Administrator Richard Peters
Date: 2026-07-27
Subject: DOCKET NO. ZBA26-0006 (3535 DUNDEE Road): Petition by Northbrook Park District, for a variance to increase the height of the driving range netting at the north end of the property to 160 feet. The OS zoned property (PIN: 04-08-100-041-0000, 04-08-100-044-0000, 04-08-105-015-0000) is restricted to an accessory structure height of 15 feet. A variance from 1990 (90-Z-4) allowed the current height of 70 feet. The relief is intended to address safety concerns as golf balls are hit onto Dundee Road and the parking lot.

Overview

The Northbrook Park District seeks a variance to increase the height of the safety netting around the driving range located at Heritage Oaks Golf Course up 160 feet. The additional height is to address safety issues as more golf balls are hit outside the range due to advances in equipment and increased participation.

Fiscal Impact

N/A.

Recommendation

Conduct a Public Hearing and Approve, Deny, or Continue the Application.

Strategic Priority

N/A.

Background

See attachments.

[Exhibit A- Staff Report - 3535 Dundee ZBA26-0006](#)

[Exhibit C - Letter of Hardship](#)

[Exhibit D - Existing Conditions, Partial Survey](#)

[Exhibit E - Proposed Renderings](#)

[Exhibit F - Draft Resolution](#)

[Exhibit G - Public Comments](#)

[1- Application Form Northbrook Park District](#)