



GINKGO PLANNING & DESIGN INC

District Plan | Cottage Grove Physical Assessment

Lead Planner Ferhat Zerín, AICP
with Skidmore, Owings & Merrill LLP

Location Cottage Grove Corridor, Chicago

Client City of Chicago

Reference Ald. Toni Preckwinkle
4th Ward, Chicago
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Status Adopted 2003

The Cottage Grove Physical Assessment study focused on a 1.5-mile stretch of Cottage Grove Avenue, from Pershing Road to 51st Street, on Chicago's South Side. Marked by blocks of vacant lots and abandoned buildings with little retail or commercial use, the street lacked a clear identity and was not seen as a desirable place to live, shop and work. However, the street offers great potential for growth. Neighboring Drexel Boulevard is quickly reemerging as a prime residential address for the south side. This study provided a detailed assessment of the existing conditions of the entire corridor, including property ownership, land uses, conditions of buildings and sites, and access issues. Redevelopment sites were identified for future development and infrastructure improvements were targeted. The assessment was directed by a working group that included Ald. Toni Preckwinkle (4th), the Mid-South Planning Commission, the North Kenwood-Oakland Conservation Community Council and the University of Chicago.

