



WARD 3 TOWN HALL

Presenting **The Spin Den** Laundromat, coming to 4200 S King Drive, Chicago

By Jade Bryant · October 28, 2026

*Requesting community support for zoning map amendment request: **RM-5 to B3-2***

4200 S. King Drive: Nearly 150 years of commercial activity

1878–1908

RESIDENTIAL & INDUSTRIAL

1878–1890s Platted in A.J. Averill's Subdivision; held by early investors and the Schuttler family

1893 Acquired by Cyrus H. McCormick, inventor of the McCormick Reaper. He is the paternal great-uncle of Robert McCormick Jr

Sets plans for Lakeside Clubhouse

Mr. A. J. Averill, one of the most expert real-estate men in the city, was requested to examine said property and furnish the committee with an appraisal of the same, and after making a careful examination he furnishes his appraisal in writing, placing the property at \$600 per front foot on Fifth avenue, or \$118,800 for the entire property at present market value. We transmit herewith, for the information of the department, a copy of said appraisal. The passage by Congress of an appropriation for a public building on a portion of said property, will certainly enhance the value of the entire lot, and doubtless contribute greatly towards its sale at an advance on the present market price of \$600 per front foot.

We are, very respectfully,

Hon. CHAS. J. FOLGER,
Secretary of the Interior.

JESSE SPAT
JOHN DOUGLAS

The magnificent Chicago house of the
Bernarr Macfadden Healthatorium
and the Physical Culture Training School,
12nd St. & Grand Boulevard.

PHYSICAL CULTURE & WELLNESS

1909 Physical Culture Training School builds a wellness retreat

1915–16 American College of Physical Education and of Physio-Therapy

1917–21 International Health Resort, led by Bernarr McFadden

1922–1930

BETHEL A.M.E. CHURCH

1922 Bought by Bethel A.M.E., a historic Black congregation

1924 Fire, allegedly caused by KKK, severely damages the church

1930 Demolished; the corner sits vacant for two decades



1924: Fire at Bethel A.M.E. Church
(Chicago Tribune, Oct. 24, 1924)



1945–1951

NEIGHBORHOOD CARNIVAL

1945–51 The vacant lot becomes seasonal recreation space, with permits for children's rides and carnival devices

1952–2005

DRY CLEANERS

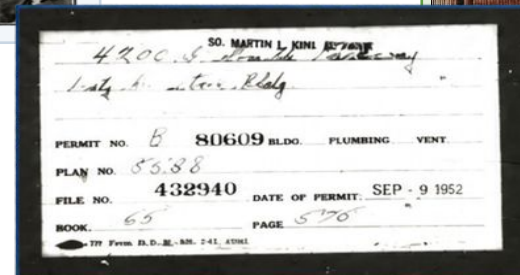
1952 One-story brick storefront built

1960–72 Leader Drive-In Cleaners, known for WGN "Bozo's Circus" promotions

1973–2005 Kings Cleaners, run by Mary Cowen and the White family for 30+ years



Next: The Spin Den Laundromat
(rendering), continuing 70+ years of
garment care on this corner



1952: Building permit for the one-story store at 4200
S. South Parkway, as King Drive was then called



FOUNDER, JADE BRYANT

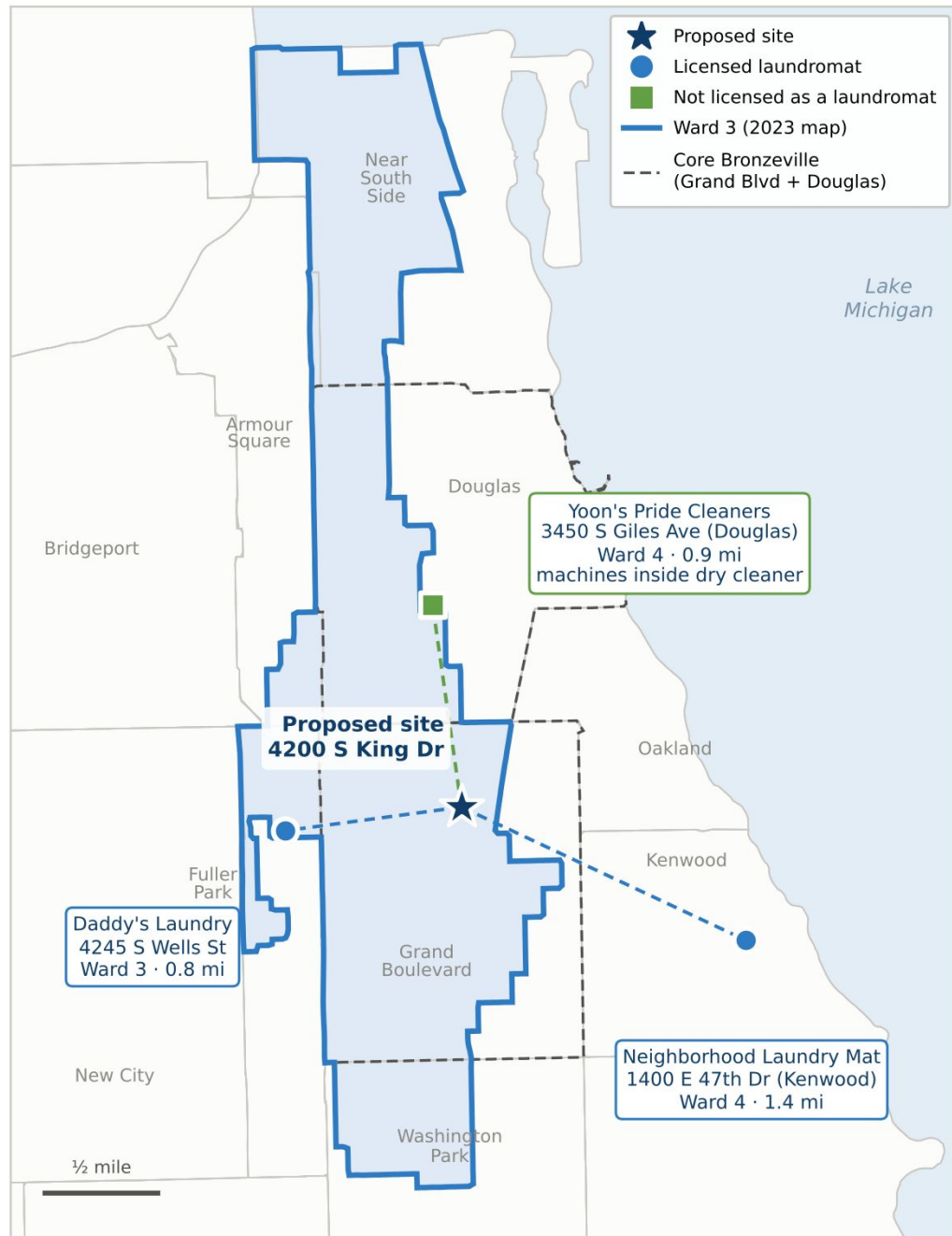
Bronzeville wife, mom and resident for the past eight years.



Founder's background

Local Owner's Background & Values

1. **Tech professional** - Jade: 11 years in cybersecurity (corporate, municipal and state government). Her husband also has a 11+ year career in data science and software development.
2. **Multifamily property owner & landlord** - Jade has 6 years of hands-on property management experience.
3. **Laundry operations experience** - Has managed an on-site laundry facility for tenants: machines, utilities and maintenance.
4. **Condominium board member** - Worked collaboratively with fellow board members to deliberate governance, budgets and capital planning for a shared property.
5. **History of humanitarianism** - Former AmeriCorps VISTA to the Court Appointed Special Advocates. Former Peace Corps Volunteer in Ethiopia, and, founder of Employ 2 Empower, a 501c3.



THE GAP IN LAUNDROMAT ACCESS

No licensed laundromat in core Bronzeville

0.8 mi

Daddy's Laundry, 4245 S. Wells St (Opened in 2020)

The only licensed laundromat in Ward 3, west of the site in Fuller Park.

0.9 mi

Yoon's Pride Cleaners, 3450 S. Giles Ave

Washers inside a dry cleaner in Douglas (Ward 4). Not licensed as a laundromat.

1.4 mi

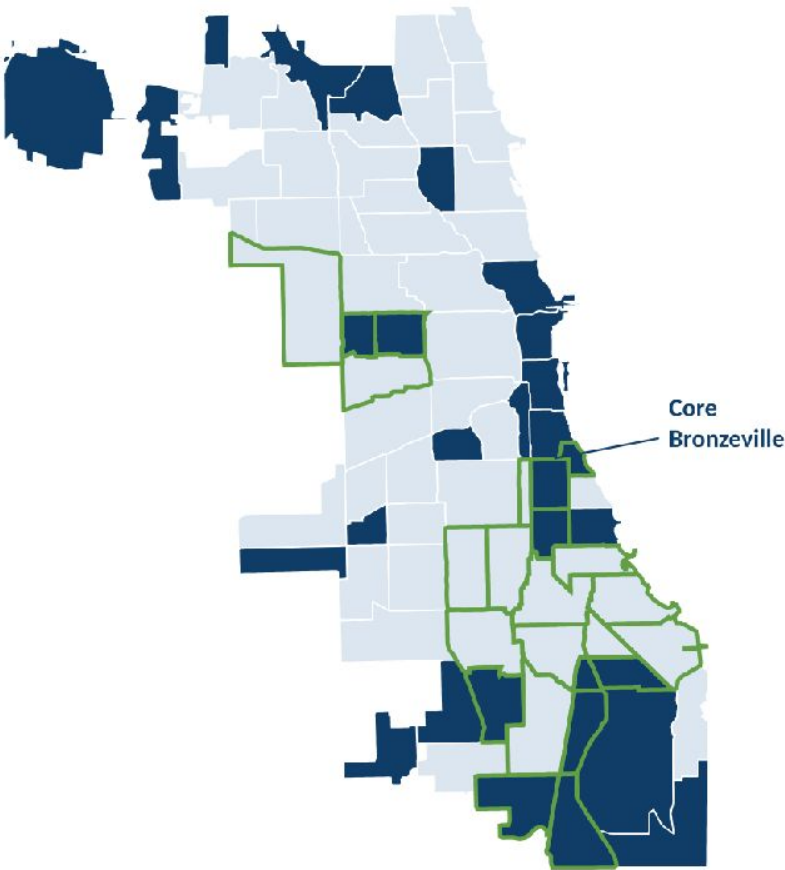
Your Neighborhood Laundromat, 1400 E. 47th Dr

Nearest licensed laundromat to the east, in Kenwood (Ward 4).

43,437 residents in Grand Boulevard and Douglas, and no business licensed as a laundromat.

Straight-line distances from 4200 S. King Dr. Sources: City of Chicago Business Licenses and ward (2023) boundaries, Oct 2026; ACS 2023 population. Yoon's Pride name per Yelp.

Predominantly Black neighborhoods have 25% fewer laundromats per resident

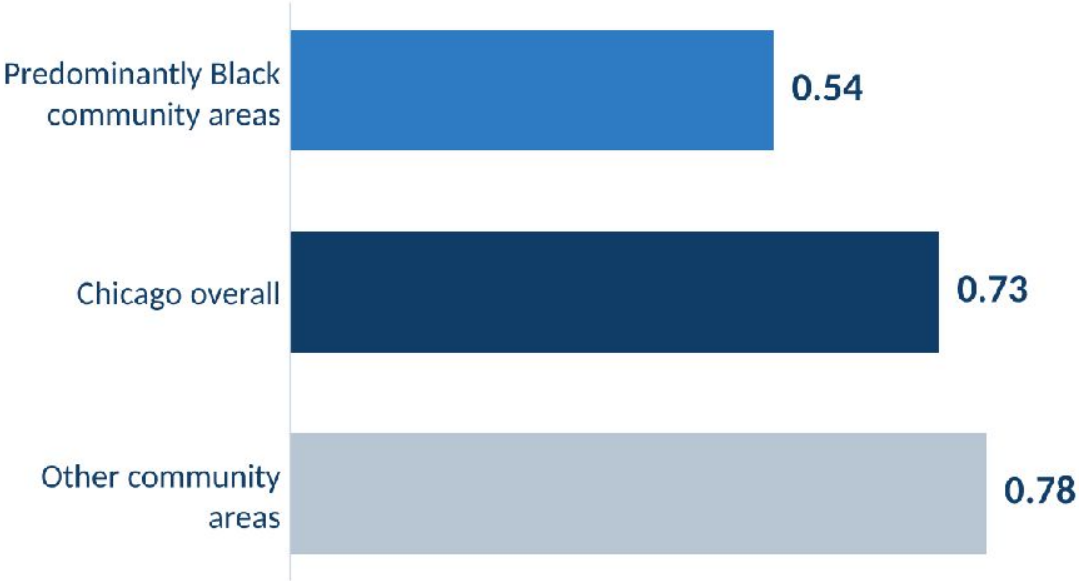


- No licensed self-service laundromat
- At least one
- Predominantly Black (over 70%)

29 of 77

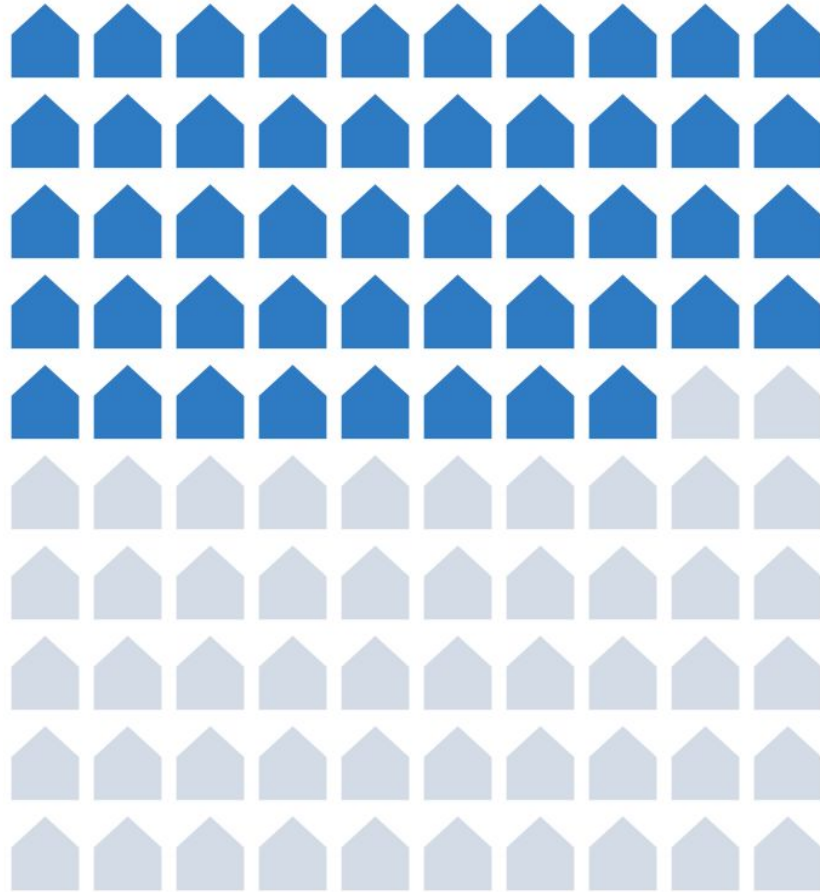
Chicago community areas have no licensed self-service laundromat.

Licensed self-service laundromats per 10,000 residents



Source: City of Chicago Data Portal: business licenses active Oct. 27, 2026 (r5kz-chrr), licensed as "Laundromat - Self Service"; ACS 2019-2023 population and race by community area (t68z-cikk). Predominantly Black = over 70% Black residents (24 community areas).

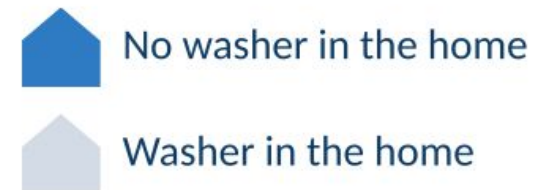
About half of Bronzeville households have no washer and dryer



48

in 100 households have no washer in their home

About 10,950 of 22,700 Bronzeville households



Site revitalization in progress



King Cleaners, vacant nearly 20 years



August 2026: building envelope complete



The finished storefront (rendering)

<div>\$661,184</div> <div>of the owner’s own capital invested so far</div>	Building purchased outright	\$450,000	Architecture & permit drawings	\$20,000
	New roof	\$118,884	MEP engineering plans	\$14,250
	Masonry & tuckpointing	\$32,700	Structural report, Phase I ESA, design	\$5,350
	Storefront glass (down payment)	\$20,000		

Roof, masonry, engineering and design are complete and paid. Next: the Phase 1 interior build-out for a drop-off counter and laundry concierge.

Planned Services, in Phases

PHASE 1

Laundry concierge service

Target: January 2027 · 3 months or less

- 11 machines
- Drop-off wash-and-fold, done on site
- Laundry concierge: pickup, wash-and-fold and delivery for customers in 5 mile radius
- Sneaker cleaning and key duplication
- Open 9 AM to 7 PM, Monday - Saturday

Funded by owner and community crowdfunding campaign (in progress)

PHASE 2

Self-service laundromat & café

Target: early spring 2027

- 22 machines, open to walk-in customers
- Coworking café opens, with furniture and fixtures
- Utility upgrades for commercial laundry
- Pet linen wash-and-fold service added
- Free career workshops can begin

Requires about \$200,000 more, from new capital or financing backed by Phase 1 revenue

PHASE 3

Full build-out

Target: summer 2027

- Approximately 45 machines
- Full self-service laundromat, wash-and-fold and concierge service
- Pet linen wash-and-fold and self-service machines
- Co-working cafe, Free WIFI
- 3 hour block cafe space rentals to local organizations and clubs

Funded by a commercial SBA loan

WHAT THE COMMUNITY GETS: Laundry service from day one, even for neighbors who can't come in · a vacant building revitalized · local jobs · laundry dollars that stay in Bronzeville · a café and community room as we grow

Hours of operation

PHASE 1 & 2 HOURS

9A.M. – 7P.M.

Monday – Saturday · Closed Sunday

During these hours:

- Drop off laundry for wash-and-fold, done on site
- Laundry concierge: we pick up, wash, fold and deliver
- Sneaker cleaning and key duplication

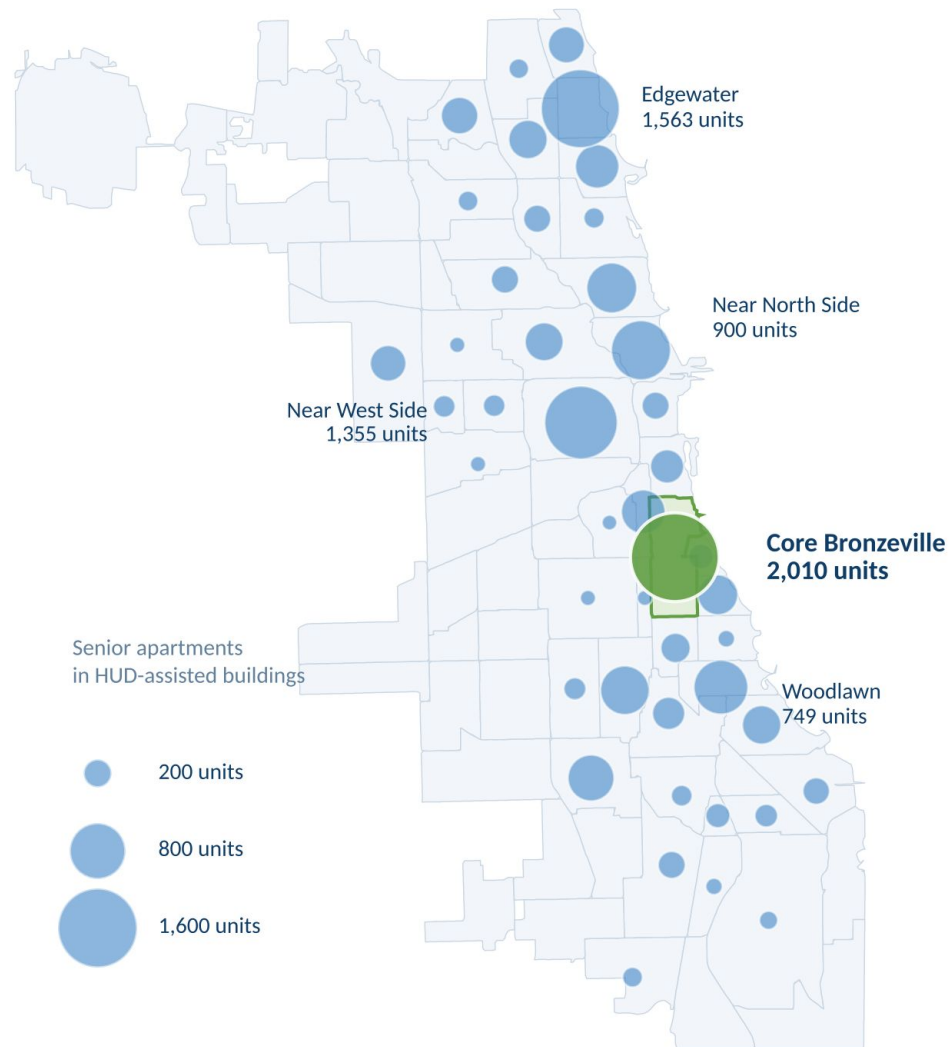
Concierge pickup & delivery: about 9:30 AM, 2:30 PM and 6:30 PM, within 5 miles

Closed on major holidays

New Year's Day	Closed
Memorial Day	Closed
Independence Day	Closed
Labor Day	Closed
Thanksgiving Day	Closed
Christmas Eve	Closed
Christmas Day	Closed

As we grow: in Phase 3, as staffing allows, we plan to add Sunday and holiday hours and expand concierge service to 8 miles.

Bronzeville has one of Chicago's largest concentrations of senior housing



17

HUD-assisted senior buildings in core Bronzeville, with about 2,000 apartments. Grand Boulevard alone has 13, more than any other community area.

29 vs. 4.5

senior apartments per 100 residents 65 and older: core Bronzeville vs. Chicago overall.

8 buildings

with about 1,090 apartments within half a mile of 4200 S. King Drive.

0

city-run senior centers in core Bronzeville. The nearest is in Englewood, about 2.75 miles away, open weekdays only.

Bubble size = apartments in HUD-assisted senior buildings, by community area. Excludes CHA public housing, market-rate senior apartments, nursing homes and assisted living, so totals are minimums.

Sources: HUD Section 202 Properties (updated Oct. 23, 2026); City of Chicago Data Portal: Senior Centers (qhfc-4cw2), community area boundaries, ACS 2019–2023 residents 65+ (t68z-cikk). Straight-line distances.

More than a laundromat: learning and connection

THE LOCAL NEED

32%

of core Bronzeville residents 65 and older have no computer or no home internet (about 2,200 people).

5%

of working-age adults (18–64) nearby do not have a computer or home internet.

Shared workspaces build social ties

92% of coworking members said their social circle grew and 86% felt less isolated (Global Coworking Survey). A 2026 review describes coworking spaces as “third places” that foster community and local entrepreneurship (SAGE Open, 2026).

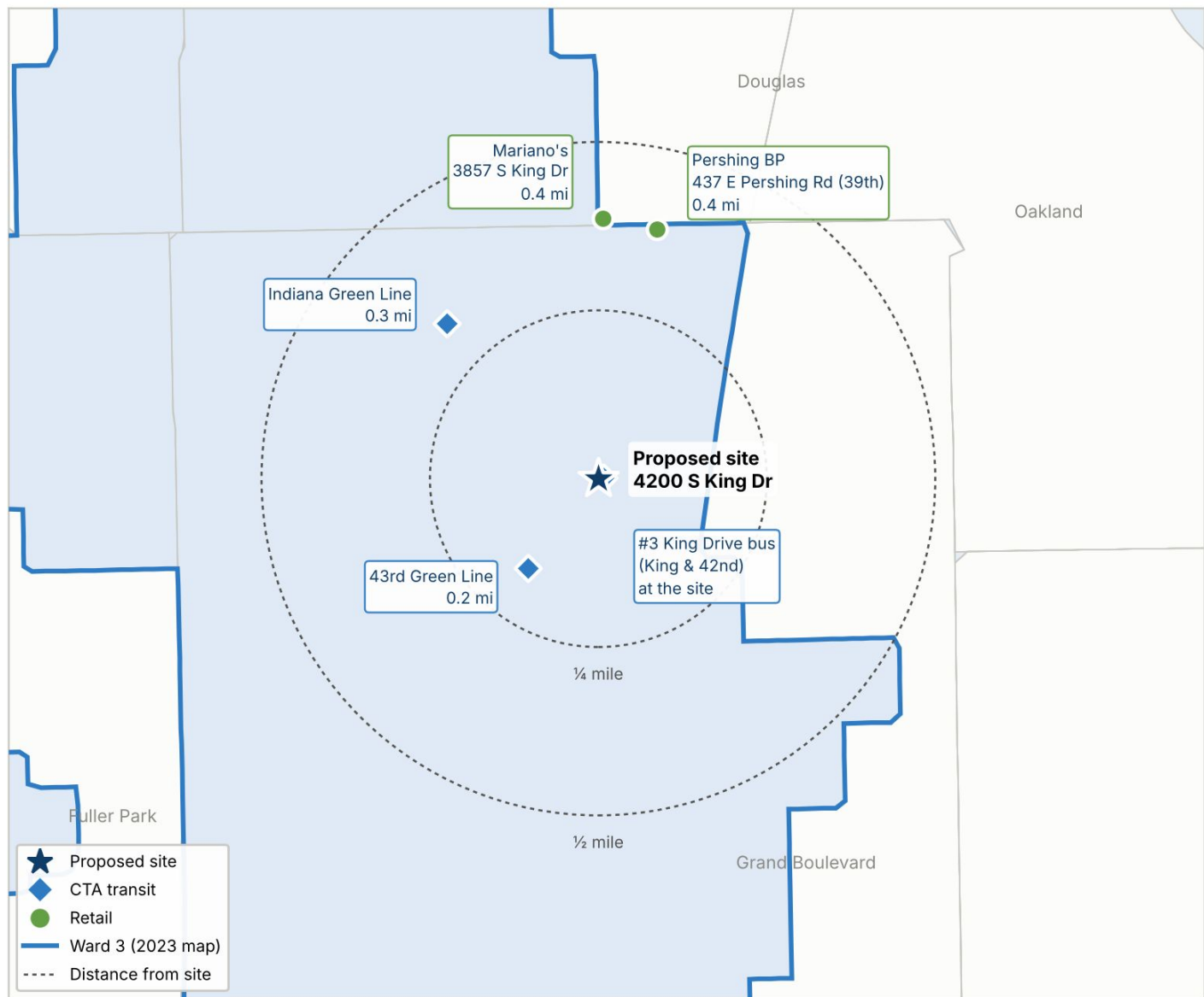
Mixing generations has documented benefits

Intergenerational activities are linked to reduced isolation, better well-being and improved attitudes between age groups (County Health Rankings, “some evidence”).

Tech skills open doors

The U.S. has 504,000 unfilled cybersecurity jobs (ISC2, 2024); Black professionals are about 9% of the cybersecurity workforce (Aspen Institute, 2021).

At The Spin Den: free tech-skills workshops through Employ 2 Empower, our 501(c)(3), plus guest workshops by local professionals and a showcase for local artisans.



THE SITE

Easy to reach on foot and by transit

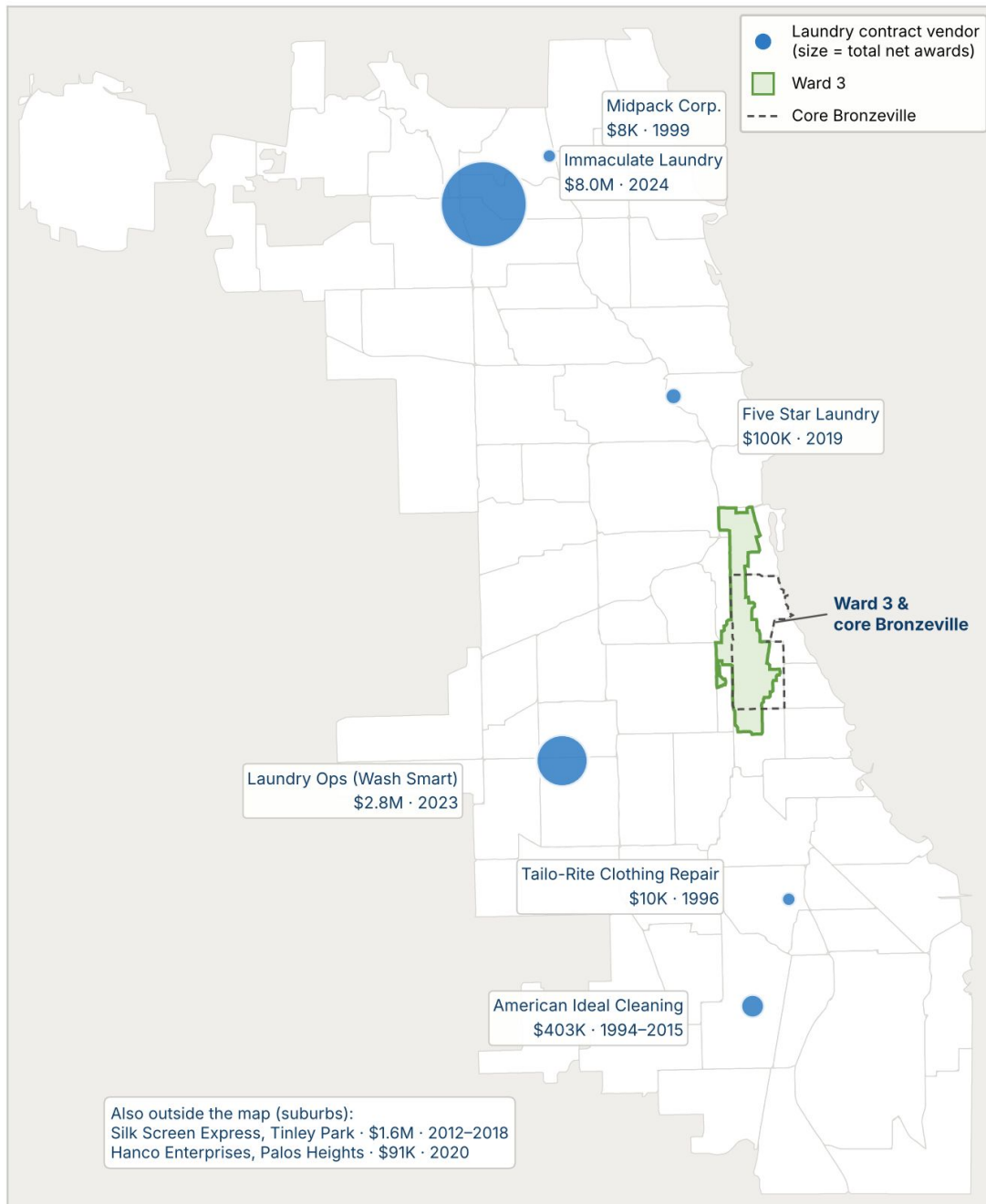
CTA transit

- At site** #3 King Drive bus stop (King & 42nd)
- 0.2 mi** 43rd Green Line station
- 0.3 mi** Indiana Green Line station

Everyday errands

- 0.4 mi** Mariano's, 3857 S. King Dr
- 0.4 mi** Pershing BP, 437 E. Pershing Rd (39th)

Straight-line distances; walking routes are longer. Sources: CTA bus stop and L station data and City of Chicago Business Licenses (data.cityofchicago.org), Oct 2026.



CITY CONTRACTS

No Bronzeville business has won a city laundry contract

\$12.9M

in City of Chicago laundry-service contracts since 1994, to 8 vendors

72%

of the \$11.2M awarded since 2016 went to one Northwest Side vendor

\$0

to vendors in Ward 3 or Bronzeville. South Side vendors in Roseland and Chatham last won in 2015 and 1996

An opportunity for Ward 3

The largest recent laundry contracts (\$10.8M since 2023) came from the Office of Emergency Management and Communications for pickup and delivery laundry services at multiple locations. With the alderman's support, local laundry businesses like The Spin Den can be ready to compete for future CoC bid solicitations.

Net award = original award plus revisions. Laundry-service contracts only. Source: City of Chicago Contracts (rsxa-ify5), checked Oct 23, 2026.

Advancing the community's own retail strategy

How The Spin Den aligns with recommendations from a 2012 Metropolitan Planning Council's report, "Developing Vibrant Retail in Bronzeville", prepared with the Bronzeville Alliance and the 3rd and 4th Ward offices

THE PLAN RECOMMENDS	THE SPIN DEN DELIVERS
Small, neighborhood-serving businesses near the 43rd Street Green Line	An everyday neighborhood service 0.2 miles from the 43rd Green Line station and 0.4 miles from Mariano's
Mixed uses and gathering places	Laundry, a coworking café, a bookable 45-seat community room and an artisan showcase in one building
Places to play, work, learn and move	Work (coworking), learn (free tech workshops), gather (café and community room), move (on the King Drive bus line)
Positive activity that improves perceptions of safety	Steady, everyday foot traffic and a café that gives neighbors a reason to stay
Partnerships with IIT, the University of Chicago and other institutions	Workshops hosted by local professionals and students
Local and family ownership; better use of buildings in poor condition	Owned by a Bronzeville family; brings the vacant former King Cleaners back into use
Zoning updates that support commercial uses, including B-3	The requested RM-5 to B3-2 amendment, which laundry services and a laundromat require

Source: Metropolitan Planning Council, Developing Vibrant Retail in Bronzeville (2012), recommendation report for the Bronzeville Retail Initiative. The report predates The Spin Den and does not address laundromats specifically.

Keeping 4200 S. King Drive RM-5 won't build community wealth

IF IT STAYS RM-5

\$661,184

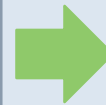
of a Bronzeville resident's own money is put at risk. RM-5 does not allow a laundromat, so the building can't open as planned.

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laundromats for core Bronzeville, where about 10,950 households have no washer at home.

91%

of large RM-5 apartment buildings in Ward 3 have their tax bills mailed outside the ward. Their rent and rising value leave the neighborhood.



IF REZONED TO B3-2

Laundry service from day one

Drop-off wash-and-fold and pickup and delivery, targeted for January 2027.

Wealth that stays local

The building and the business are owned by a Bronzeville resident. Revenue, jobs and building value stay here.

A place for every generation

A vacant building back in use, with a café, community room and free tech workshops as we grow.

60% of Ward 3 properties in core Bronzeville are already zoned RM-5. Only **11%** are zoned for business.

Why support rezoning 4200 S. King Drive from RM-5 to B3-2?

Fills a real gap

About 10,950 core Bronzeville households have no washer at home, and the neighborhood has no licensed laundromat.

Revitalizes a vacant building

The former King Cleaners has been defunct for nearly 20 years.

Stays local

Owned by a Bronzeville resident; Revenue dollars and jobs stay in the neighborhood.

Builds community

The cafe space will serve as a platform for other local entrepreneurs, artisans and clubs to meet and engage the community.

Needs B3 zoning

Laundry services and a laundromat are allowed by right in B3, not in RM-5.

Opens doors to city work

Positions a Ward 3 business to compete for city laundry contracts.

Let's make The Spin Den happen.

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