

COUNTY BUILDING
118 N. CLARK ST.
ROOM 1020
CHICAGO, IL 60602
312-603-6386



DISTRICT OFFICE
2934 N MILWAUKEE AVE
UNIT C
CHICAGO, IL 60618
312-603-6386

ANTHONY QUEZADA
COMMISSIONER - 8THDISTRICT
COUNTY BOARD OF COMMISSIONERS
district8@cookcountyil.gov

January 24, 2025

Via U.S. Mail and Email: Drew@ConcordCapitalRE.com

Concord Capital
357 W Chicago Ave #200
Chicago, IL 60654

Dear Concord Capital,

I write as commissioner of Cook County's 8th district to express my deep concern regarding the situation at 3225-29 W Belden/2257 N Sawyer Avenue since your company acquired the property. As commissioner, I am committed to ensuring that our community members are treated fairly and that landlords are responsible neighbors.

Since your company acquired the property, several issues have been brought to my attention by the tenants. One such issue was the problem with garbage and the lack of dumpsters at the properties. Tenants had to leave garbage out in the alley, and the Chicago Department of Streets and Sanitation issued citations. One tenant piled garbage in her apartment. Additionally, at 3225 W Belden Avenue adjacent to 2257 N Sawyer Avenue, the front entrance door is broken, causing the United States Postal Service to withhold tenant mail. Tenants have attempted to contact you to fix this issue but have received no response.

More troubling has been the experience of tenants receiving notices of nonrenewal and facing significant difficulty in obtaining clear answers from management. These actions have caused distress and uncertainty for tenants, who deserve better communication from their landlord.

I have met with the tenants, and I fully support their requests, which include:

1. A meeting between the landlord and property management, and the tenants, who are organized as an association, to engage in good-faith rent negotiations.
2. A one-year extension for all residents' leases to be renewed annually to ensure stability and security for the residents.
3. No renovations to the units, as they are already in excellent condition.
4. A commitment from Concord Capital to be a good neighbor and a responsible actor in our community.

To that end, I would like to meet with Concord Capital alongside the local alderman, Carlos Ramirez-Rosa, to discuss these concerns further. We are willing to offer our office as a neutral space for the tenants and your representatives to come together and engage in a constructive dialogue aimed at resolving these issues. I trust that Concord Capital will take this opportunity to build a positive relationship with the tenants and the broader neighborhood.

Please contact Kristen Sparks, my Chief of Staff, at [REDACTED] at your earliest convenience to schedule a time to speak.

Sincerely,

A handwritten signature in cursive script that reads "Anthony J. Quezada". The signature is written in black ink and is positioned above the printed name and title.

Anthony Joel Quezada
Cook County Commissioner, 8th District