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South Suburban Housing Center

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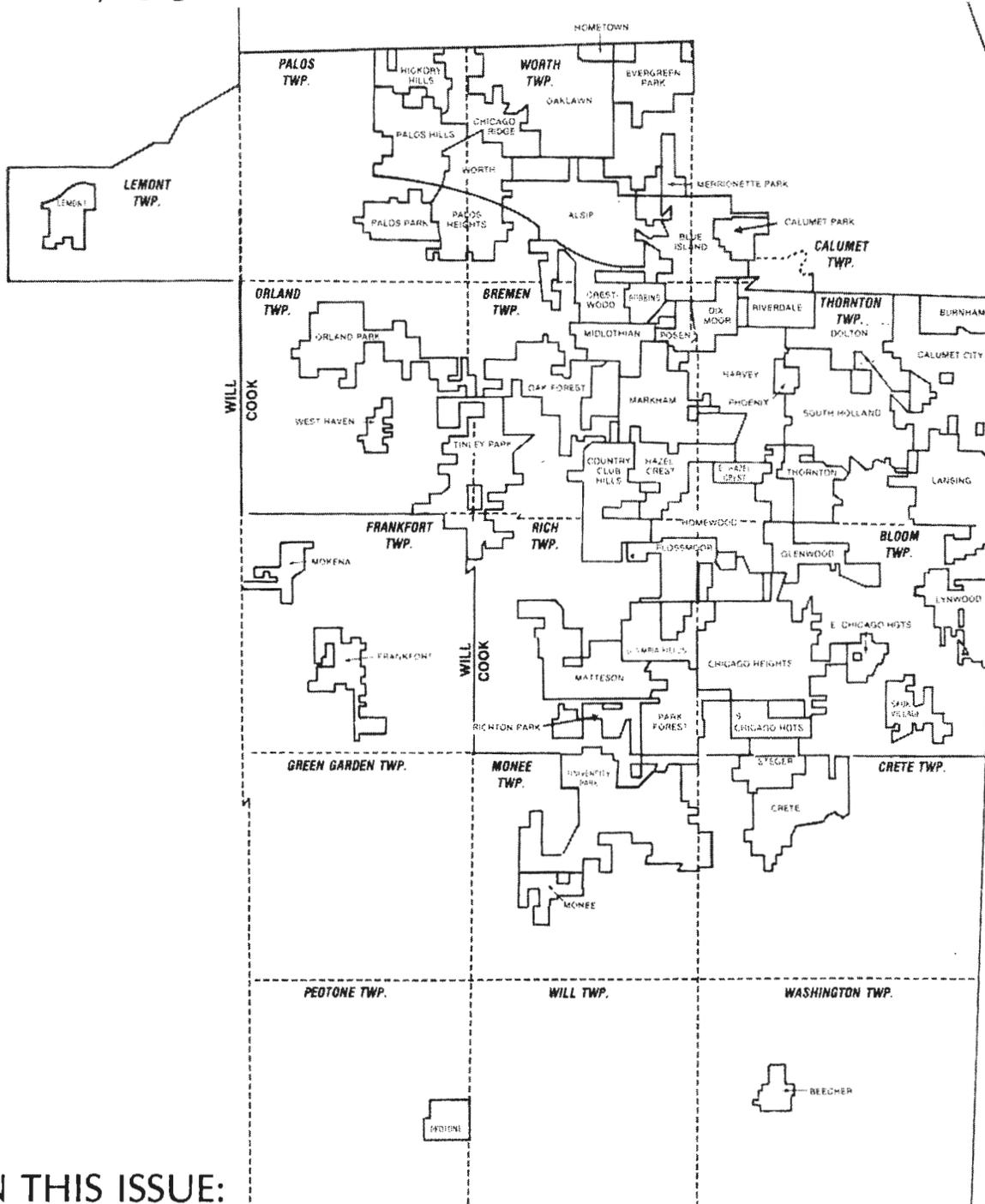
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SOUTH SUBURBAN JOURNAL

VOLUME 1, NO. 2

SEPTEMBER 1984

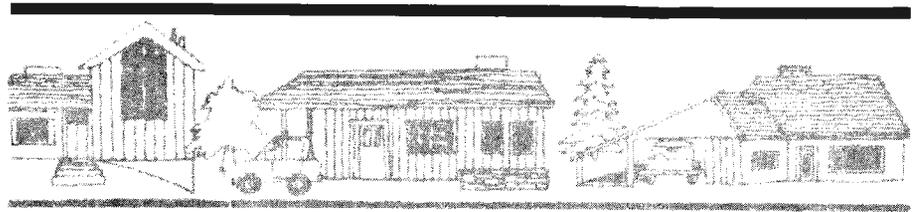


IN THIS ISSUE:

- Major Settlements in Discrimination Cases
- The Present War in the Southern Suburbs
- Suburban Data Pages: Municipalities and Townships
- Remembering the Unmet Goal



SOUTH SUBURBAN HOUSING CENTER



Since 1975, the South Suburban Housing Center has worked with municipalities, professionals in real estate and finance, and concerned citizens in southern Cook and eastern Will counties on housing and development concerns in our region. The Center has an experienced professional staff and is governed by an interracial Board of Directors.

The **HOUSING CENTER** is the base for:

- supporting long term racial diversity in the region.
- a **Network** of concerned citizens and organizations committed to the growth of the southern suburbs.
- **Education** and **research** on issues in housing and community development.
- a **Homeseeker's Service** to provide information and alternatives to those looking for homes and apartments.

The **HOUSING CENTER** is a not-for-profit, tax exempt organization. Donations and contributions are tax deductible.

Your membership in the **HOUSING CENTER** means:

- Support for continuing this research and action.
- Opportunities for direct involvement in the region.
- Regular communications on developments in the region through special reports and our journal.

The **HOUSING CENTER** has:

- fostered regional awareness of development issues and alternatives for supporting community stability and racial diversity.
- worked with municipalities to develop regional approaches, specifically through the functions of the intergovernmental Fair Housing Legal Action Committee (FHLAC).
- been involved in housing rehabilitation and neighborhood stabilization programs.
- taken legal action against discriminatory activities.
- developed research materials on real estate and lending patterns, school enrollment and racial settlement data in the southern suburbs.

Name

Home phone: _____

Street

Work phone: _____

City/Village

Zip code

- _____ \$10 on mailing list for publications
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- (each of the above receives reports, news releases, and a subscription to our journal.)
- _____ Additional donation to support the Housing Center

Please make your check payable to and return to:
SOUTH SUBURBAN HOUSING CENTER
Suites 4-5, 40 Plaza
Park Forest, Illinois 60466

ILLINOIS' 2ND HIGHEST SETTLEMENT AWARDED
IN RENTAL DISCRIMINATION COMPLAINT

A discrimination complaint brought to the Housing Center in December of 1982 was successfully settled this August with \$42,000 in damages awarded to the plaintiff, Mr. Ronnie Burks. Burks, who is an insurance executive, was discriminated against while attempting to rent an apartment in Dolton.

After encountering difficulty trying to view a unit, Ms. Janine Swanson, a realtor who manages other buildings in that vicinity, helped Burks to set up an appointment to see a vacant apartment. Upon his second visit, the rental agent for the building allowed Burks to inspect two apartments, either of which he was interested in renting.

Burks was then directed to the rental agent who later called Swanson to complain about Burks, stating, "we don't want undesirables."

Swanson contacted the Housing Center and an investigation was conducted immediately. A white person posing as a prospective renter with the same income level, family size, and housing preferences as Burks applied for the same units that had interested him. This white auditor was immediately offered an apartment. (Auditors are used in well-accepted and court recognized procedures for auditing the practices of persons engaged in sales and rentals of real estate.)

One month after the lawsuit had been entered which prohibited the rental of the apartments in which Burks expressed interest, he was offered the apartment he initially tried to rent.

Under the federal Fair Housing Law, Burks continued his legal claim for damages due to the embarrassment, humiliation, and emotional distress caused by the acts of discrimination against him.

The terms of the settlement were reached on the eve of the trial scheduled to begin August 14th. Burks was represented by attorney Jeffrey L. Taren of the law firm Kinoy, Taren, Geraghty and Potter, and by John Petruszak, staff attorney for the Housing Center.

Christine Klepper, Executive Director of the Housing Center, called the settlement a victory in the struggle against discrimination in housing that sends a powerful message that unequal treatment of minorities will not be tolerated, and will be very costly to remedy.

A "NIGHT AT THE RACES"
SSHC FALL FUNDRAISER SCHEDULED

The Housing Center's Board of Directors has announced plans for the Center's fall fundraising event. An exciting "NIGHT AT THE RACES", an evening that will include a full course dinner and the thrill of professional harness racing will be held November 16th in the elegant Fireplace Room at Balmoral Park in suburban Crete.

Doors will open at the park at 6:00 p.m., with dinner served at 7:30 and racing beginning at 8:00. There will be a cash bar.

Tickets are available at a cost of \$25.00 per person from any Housing Center director, or staff member, or by calling 481-2440 weekdays between 9:00 a.m. and 5:00 p.m.

\$10,000 AWARD IN
PATTERN AND PRACTICE LAWSUIT

A once prominent south suburban real estate firm, Chapman-Kikkert & Associates, agreed to pay the South Suburban Housing Center and four residents of south suburban Riverdale and South Holland, \$10,000 in a judgement entered September 5th in Federal District Court which terminated an action charging the realty firm with a "pattern and practice" of discriminatory activity.

In addition to the monetary award the judgement also enjoined the realtor from future violations of the federal fair housing laws, and by separate agreement caused the defendants to pay a portion of the plaintiffs attorney's fees. No denial of liability for the allegations was made by the defendants in their offer of judgement.

The lawsuit was based on evidence gathered from SSHC's testing program. Test results showed a dramatic difference in the number and location of housing options shown white as opposed to black testers in the communities of Riverdale and South Holland.

SSHC had claimed in the complaint that their organizational goals of ending housing discrimination and working to achieve an open housing market in the south suburbs had been frustrated by the activities of the defendant realtor. The black and white resident plaintiffs in the action alleged that they were being deprived of the benefits of interracial associations due to the defendant's practices.

The \$10,000 award is believed to be the largest received in a privately brought "pattern and practice" lawsuit brought exclusively on test evidence. Peter Kikkert, the principal owner of the realty firm and President of the Greater South Suburban Board of Realtors at the time the suit was filed has since sold his interest in Chapman-Kikkert and dissolved the firm.

OAK PARK EXCHANGE CONGRESS
SCHEDULED OCTOBER 17-19

The 8th Annual Oak Park Exchange Congress returns to Oak Park this year on October 17th, 18th, and 19th. The Exchange Congress is an annual conference on goals and strategies to achieve stable racial diversity and promote economic development. Delegates from across the country are represented at the Congress which originated in Oak Park, and now returns every other year to that Village.

The Exchange Congress is a self-financed activity governed by an Oak Park Steering Committee and a National Advisory Board. Participation in the Congress continues to grow every year. The 1983 Congress, which was held in Bloomfield, Connecticut, was attended by delegates from more than 70 communities nationwide.

The major goals of the Congress are to promote the advantages of racial diversity, over an environment where blacks and whites live apart from one another, and to serve as a resource for delegates to share and learn from one another what it takes to achieve racial diversity and successful economic development.

New to this year's Exchange Congress is a program geared to people in the real estate industry that was designed by industry people.

Information on registering for the conference can be obtained by contacting the Oak Park Village Hall at 383-6400.

THE PRESENT WAR IN
THE SOUTHERN SUBURBS

by Dr. Kenneth E. Claus, Jr.
A Sermon delivered August 19, 1984
Faith United Protestant Church,
Park Forest

No doubt there have been some who looked at the title of this morning's sermon and wondered, "What in heaven's name is he referring to? What war in the southern suburbs?" Well, there is a war going on and it involves such volatile components as race, property values, and the right to live where one chooses. The war has produced suits and counter suits. Citizen groups have met, reports are being filed, audits and testing are being conducted, and a lot of people are upset. The opponents are the South Suburban Housing Center and its allies, the villages of Park Forest, Country Club Hills, Glenwood, Hazel Crest, Matteson, Richton Park, University Park, Calumet Park and Blue Island versus the South Suburban Board of Realtors and their ally, the National Association of Realtors. Provocateurs include several major downtown law firms with a resultant third army of attorneys all over the field. The war has produced much heat over such slogans as, "steering," "integration maintenance," and "affirmative marketing." The media has covered the war with such banner headlines as, "Racial Steering Complaints Aired in Matteson," or, "Area Towns React to Suit by Realtors" or, "HUD Approves Grant to Promote Integration (Park Forest is Recipient)." And, as is the case in all wars, the civilian population is caught in the middle and is much abused. What is going on? The answer to that, of course, depends upon who you talk to and which side they back. Regardless, the bottom line is whether integrated communities can be maintained or not.

The opening phase of the war started, according to some historians, with the South Suburban Housing Center's Audit Program in 1982. The object of

the program was to see if realty companies were steering white customers to some communities while steering black customers away from those same communities. Auditing usually involves sending a white individual and a black individual, carefully matched according to income, family size, and other essential characteristics, to visit a particular real estate firm or rental agency. The visits usually occur within a short time frame, often within hours of one another. Each member of the team requests the same type of housing and records his/her experience with the realtor. This information is then given to the Audit Coordinator who compares the results of both the white and black volunteer. If the black team member receives less complete information or less favorable treatment than the white member, or if one is guided to different housing options, then racial discrimination has been documented. As a result of this procedure, a major law suit was brought against two realty companies in December of '82.

To further protect themselves from "steering," several south suburban communities have passed ordinances that, among other things, ban "for sale" signs, require data from realtors not only on what they've sold, but whom they've shown houses, and the race of all involved, as well as pushing preferred broker programs and targeted market procedures which require a developer to tell how he plans to market and advertise his house. In response to this frontal assault, the realtors launched a counter attack by going to court and filing suit against the villages for reverse discrimination, which they feel violates the Federal Fair Housing Act as well as the Illinois Human Rights Act. War gets nasty. Especially when it involves property values and race. And, like the war between Iraq and Iran, the war between the realtors and villages is going to be long and drawn out. As it stands right now, some disturbing patterns have developed in the southern suburbs. We've got some communities which are now almost all black and some

Townships and Municipalities of South Cook County

Townships

Bloom Township
425 Halsted Street
Chicago Heights, IL 60411
754-9400

Country Club Hills, City of
3700 West 175th Street
Country Club Hills, IL 60477
798-2616

Lansing, Village of
18200 Chicago Avenue
Lansing, IL 60433
896-7200

Bremen Township
15350 Oak Park Avenue
Oak Forest, IL 60452
687-8220

Dixmoor, Village of
170 West 145th Street
Harvey, IL 60426
385-0319

Lynwood, Village of
3107 Glenwood-Dyer Road
Lynwood, IL 60411
758-6101

Calumet Township
2353 York Street
Blue Island, IL 60406
385-0264

Dolton, Village of
14014 Park Avenue
Dolton, IL 60419
849-4000

Markham, City of
16313 Kedzie Avenue
Markham, IL 60426
331-4905

Rich Township
22013 Governors Highway
Richton Park, IL 60471
748-6722

E. Chicago Heights, Village of
1345 Ellis Avenue
E. Chicago Heights, IL 60411
758-3131

Matteson, Village of
3625 West 215th Street
Matteson, IL 60443
748-1559

Thornton Township
333 East 162nd Street
South Holland, IL 60473
891-2468/596-6040

East Hazel Crest, Village of
17223 Throop Street
East Hazel Crest, IL 60429
798-0213

Midlothian, Village of
14801 Crawford Avenue
Midlothian, IL 60445
389-0200

Municipalities

Blue Island, City of
13051 Greenwood Avenue
Blue Island, IL 60406
389-1517

Flossmoor, Village of
2800 Flossmoor Road
Flossmoor, IL 60422
798-2300

Oak Forest, City of
15440 Central Avenue
Oak Forest, IL 60452
687-4050

Burnham, Village of
13925 Entre Street
Burnham, IL 60623
862-9150

Glenwood, Village of
13 South Rebecca
Glenwood, IL 60425
758-5150

Olympia Fields, Village of
207th & Governors Highway
Olympia Fields, IL 60461
748-8246

Calumet City, City of
204 Pulaski Road
Calumet City, IL 60409
891-8900

Harvey, City of
15320 Broadway Avenue
Harvey, IL 60426
339-4200

Park Forest, Village of
200 Forest Boulevard
Park Forest, IL 60466
748-1112

Calumet Park, Village of
12409 Throop Street
Calumet Park, IL 60643
389-0850

Hazel Crest, Village of
1818 West 170th Street
Hazel Crest, IL 60429
335-4600

Phoenix, Village of
513 East 151st Street
Phoenix, IL 60426
339-0090

Chicago Heights, City of
1601 Chicago Road
Chicago Heights, IL 60411
756-5307

Homewood, Village of
2020 Chestnut Road
Homewood, IL 60430
799-5817/798-3000

Posen, Village of
2440 West 147th Street
Posen, IL 60459
385-0139

Townships and Municipalities of Southwest Cook County

Townships

Richton Park, Village of
4455 Sauk Trail
Richton Park, IL 60471
481-8950

Riverdale, Village of
325 West 142nd Street
Riverdale, IL 60627
841-2200

Robbins, Village of
3329 137th Street
Robbins, IL 60472
385-8940/385-8606

Sauk Village, Village of
21701 Torrence Avenue
Sauk Village, IL 60411
758-3330

South Chgo. Hghts., Village of
2729 Jackson Avenue
S. Chicago Heights, IL 60411
755-1880

S. Holland, Village of
16230 Wausaw Avenue
South Holland, IL 60473
333-0572

Steger, Village of
35 West 34th Street
Steger, IL 60475
754-3395

Thornton, Village of
115 East Margaret
Thornton, IL 60476
877-6135

Tinley Park, Village of
17355 68th Court
532-7700

Lemont Township
116 Main Street
Lemont, IL 60439
257-2522

Orland Township
15750 Harlem Avenue
Orland Park, IL 60462
429-3800

Palos Township
9900 Roberts Road
Palos Hills, IL 60465
598-4449

Worth Township
11601 Crawford Avenue
Alsip, IL 60658
371-2900

Municipalities

Alsip, Village of
4500 123rd Street
Alsip, IL 60658
385-6902

Bridgeview, Village of
7500 Oketo Avenue
Bridgeview, IL 60455
594-2525

Chicago Ridge, Village of
10655 South Oak Avenue
Chicago Ridge, IL 60415
425-7700

Crestwood, Village of
4201 Midlothian Turnpike
Crestwood, IL 60445
388-3763

Evergreen Park, Village of
9418 South Kedzie Avenue
Evergreen Park, IL 60642
422-1551

Hickory Hills, City of
8652 West 95th Street
Hickory Hills, IL 60457
430-4211

Hometown, City of
4331 Southwest Highway
Oak Lawn, IL 60456
424-7500

Lemont, Village of
418 Main Street
Lemont, IL 60439
257-6421

Merrionette Park, Village of
3165 115th Street
Merrionette Park, IL 60655
388-0270

Oak Lawn, Village of
5252 Dumke Drive
Oak Lawn, IL 60456
636-4400

Orland Park, Village of
14415 Beacon Avenue
Orland Park, IL 60462
349-5400

Palos Heights, City of
7607 College Drive
Palos Heights, IL 60463
361-1800

Palos Hills, City of
8555 West 103rd Place
Palos Hills, IL 60465
598-3400

Palos Park, Village of
8901 123rd Street
Palos Park, IL 60464
448-5200

Worth, Village of
7112 111th Street
Worth, IL 60482
448-1181

Townships and Municipalities of Eastern Will County

Townships

Crete Township Nacke Road Crete, IL 60417 672-6850	Lemont, Village of 418 Main Street Lemont, IL 60439 257-6421
Frankfort Township Wolf Road and Route 30 Frankfort, IL 60423 469-4908/469-4907	Mokena, Village of Mokena, IL 60448 1-815-467-2151
Green Garden Township Roy Sangmeister, Superintendent Rt. 1, Box 209, Peotone, IL 1-815-469-5330 60468	Monee, Village of 315 East Main Street Monee, IL 60449 534-8301
Monee Township 325 Egyptian Trail Monee, IL 60449 534-6020	University Park, Village of 698 Burnham Drive University Park, IL 60466 534-6451
Peotone Township 208 East Main Peotone, IL 60468 258-6069	Peotone, Village of 208 East Main Street Peotone, IL 60468 258-3279
Washington Township 673 Penfield Beecher, IL 60401 946-2324	
Will Township Route 1 Peotone, IL 60468 258-3060	

Municipalities

Beecher, Village of
Penfield
Beecher, IL 60401
946-2261

Crete, Village of
1266 Wood Street
Crete, IL 60417
672-7351

almost all white. In other communities, we have blacks and whites living in the same village but they have nicely segregated themselves so that 90% of the village is white and the ten per cent black is all located in one area. Only one village is an exception to all of this. Auditing has shown over and over again that Park Forest remains open to black and white and unlike other villages, Park Forest is truly integrated - with blacks and whites easily living together side by side, street by street.

The realtors believe that anyone has a right to live where they wish - even if the result is resegregation. The villages point out that everyone has a right to live where they wish, but the realtors, as shown by auditing, have done a lot of steering such that the whole southern suburban area has been adversely affected, again Park Forest being the exception. Behind all of this is the fact of "tipping." It has now been proven that when minorities living in a town reach a certain percentage - usually around 30% - that the white majority, at first slowly, then in a short time, in great number, leave so that what was once an integrated town now becomes resegregated. A classic example is East New York. East New York, according to the census in 1960, was two thirds white. In 1970, the same city went from being two thirds white to three quarters black. Also, on everyone's mind is Starrett City. Starrett City is the country's largest federally subsidized middle income housing project. Fifteen thousand people live in forty-six buildings that are surrounded by grassy plazas. What is troubling about this city is that it is successfully integrated - but the reason that it is so successfully integrated is because management limits black and Hispanic tenants to 40% of the population. In short, this is a policy of double reverse discrimination, or, to put it another way, Starrett City thrives

on the paradox of achieving integration by discrimination. And yet, by everyone's account, it works.

So here we are, living in the southern suburbs of a city that has been called the most segregated city in America. Here we are, trying to overcome the sad and tragic history of poor relations between the races. Here we are, caught in a war on housing and living patterns. Where do we begin? We begin by asking the fundamental questions of what we want for our society. As a Christian, there is only one suitable answer. It's based on the scripture lesson read from the first letter of John.

"Beloved, let us love one another, for love is of God, and he who loves is born of God and knows God. He who does not love does not know God for God is love. Beloved, if God so loved us, we also ought to love one another."

The issue is not one of legality, but morality. We, as Christians, have a moral obligation to found a society that is based on justice, peace and equity for all. It is a society that is not governed by fear, hate, and prejudice; on the contrary, we hold these truths to be evident that all people are created equal. For the Christian, "steering" is morally repugnant and totally unacceptable. What is acceptable is that all people should be able to live together, side by side, street by street, regardless of race and color. Some may call this utopian and unrealistic, but for the Christian, there is no other way. God does not discriminate because of race and neither should we. Blacks and whites can live together and both have much to learn from one another. Towns like Park Forest and Starrett City prove this beyond the shadow of a doubt.

So, what can we do? We can, we must, at every turn, at every opportunity, voice our opposition to "steering" and the philosophy behind it. We must support our villages when they try to

ensure that housing be sold and marketed fairly so that resegregation will not become the order of the day. Make no bones about it. We are living in a crucial time for our villages. We can continue to realize the dream of true integration or if we are not careful, the dream will fade and we will be plunged right back in the dark ages. For the Christian, there is only one way to proceed.

EDITORIAL COMMENTS:

REMEMBERING THE UNMET GOAL

There are two fundamental purposes in the struggle for open housing: to eliminate discrimination and to promote integration. Discriminatory practices continue to be widespread and must continue to be met through the kinds of municipal and legal actions presented in this issue of the Journal. At the same time, vigorous efforts to promote integration are necessary. There is always the danger that we will forget.

Michael Meyer, national director of research, plans, and policy for the NAACP, wrote in a column in the Chicago Tribune this year that "an integrated society is still a dream. But it is a realizable objective and remains a compelling goal." Meyer points to some of the complexities found in open housing policy, states the commitment of the NAACP to policies of integration, and argues that we must insist on desegregation and integrated neighborhoods. That is the unmet goal. There is a danger we will forget.

Jane Lang McGrew, general counsel for the Department of Housing and Urban Development during 1979-81, wrote in a column in the Los Angeles Times this year that integration is the goal of housing policy. This is supported, in part, by a basic recognition that there "is a precious alternative to racial isolation and we have bound ourselves to make room for it in our country. The Fair Housing Act (of 1968) was intended to make this alternative real."

McGrew reviews briefly the judgments of the Supreme Court: "In 1972, it wrote that 'The reach of the proposed law was to replace the ghettos by truly integrated and balanced living patterns. Again, in 1977, it commented on the 'strong national commitment to promote integrated housing' reflected in the law. In 1979 it reaffirmed that 'The importance to a community of promoting stable racially integrated housing' is beyond question."

There is a danger we will forget.

(Chicago Tribune, Feb. 4, 1984,
Los Angeles Times, July 15, 1984)

THE BOARD OF DIRECTORS

ROBERT MANSON, President

Bob is a sales manager for Northern Illinois Gas. He is a member of a local school board, and belongs to a variety of community groups and industrial organizations. Bob and his family reside in Matteson.

JIM HUGHES, Secretary/Treasurer

Jim is employed in Chicago as a Data Systems engineer. He has been chair of the Human Relations Commission in Glenwood for four years and was recently elected to the school board.

RAY FUNDERBURK, General Counsel

Ray is a resident of Park Forest and serves on a variety of boards within the Village including the Fair Housing Review Board

TREVOR DAVIS, Director

Trevor is a resident of Park Forest and serves as an Assistant Vice-President of the Harris Trust and Savings Bank. He is actively involved in the Urban Bankers' Association and many civic organizations.

CATHY ESQUIVEL, Director

Cathy served for two years as the chair of the Housing and Community Relations Committee for the Village of Richton Park. During this time Richton Park developed and adopted its fair housing ordinance. She has also been active in several civic and religious organizations in the community.

JIM LA BEAU, Director

Jim is a former member of the Human Relations Commission in the Village of Hazel Crest. He is now serving as a Trustee on the Village Board.



WILLIAM SANDERS, III, Director

Bill is a resident of Country Club Hills and is employed as a supervisor with the federal Environmental Protection Agency. He is a past president of the Housing Center.

MAYER SINGERMAN, Director

Mayer is a former president of the Village of Park Forest and also past president of the Cook County Council of Governments. His work in fair housing goes back decades and includes work with the Jewish Anti-Defamation League.

JOE WILLIAMS, Director

Joe is a division manager covering six states for the Warner Lambert Corporation. He is involved in a number of civic activities and currently serves as President of the Homeowners' Association of Dolton.

SOUTH SUBURBAN JOURNAL

THE BACK PAGE

This is the second issue of a quarterly journal on the southern suburbs. It is our hope that in some modest way we will add some ideas and some information about the region in which we live. We see a variety of positive, progressive signs of development in this region. We also see a number of recurring problems and dilemmas. All of them demand attention. We solicit your help in identifying topics and data that ought to be communicated.

This issue focuses heavily on ideas and developments related to fair housing and racial integration. Several legal cases have been resolved and positive steps taken. Along with accounts of these, we have included what we see as a thoughtful reflection on these basic issues by Dr. Kenneth Claus of Park Forest's Faith United Protestant Church. In this reprint of his sermon, Dr. Claus examines several important dimensions of anti-discrimination/pro-integration concerns and looks at the very different strategies of Park Forest and Starrett City in New York. In our last issue, the Data Pages provided 1980 Census figures for all the communities and townships of our region. In this issue, we are providing the addresses and telephone numbers for the same.

For this issue we express our thanks for assistance to the staff of the Housing Center, Dr. Claus, and the Division of Humanities and Social Sciences at Governors State University.



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