

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
MAY 10, 2017  
MEMORIAL HALL  
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, April 12, 2017, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Cashman, Commissioner Peterson, Commissioner Willobee, Commissioner Fiascone, Commissioner Crnovich, Commissioner Mc Mahon, Commissioner Braselton

**ABSENT:** Commissioner Krillenberger, Commissioner Unell

**ALSO PRESENT:** Kathleen Gargano, Village Manager; Robb McGinnis, Director of Community Development; Chan Yu, Village Planner;  
Applicant Representatives for Case: A-07-17, A-08-17, A-16-17, A-17-17, and A-18-17

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**Approval of Minutes**

Chairman Cashman asked for comments on April 12<sup>th</sup> meeting minutes, no concerns were shared & Chairman Cashman motioned to approve the minutes. Commissioner Crnovich motioned & Commissioner Willobee seconded, the motion was unanimously approved (5-0, 2 absent, 2 abstained).

**Sign Permit Review - Case A-17-2017 – 12 E. Hinsdale Ave. – Hinsdale Wine shop – Projecting Sign Permit application in the Historic Downtown District.** The owner of Hinsdale Wine Shop requested a blade sign to be viewed from the sidewalk. The PC, with no issues with the request, **unanimously approved** the projecting sign as submitted, 7-0 (2 absent).

**Sign Permit Review - Case A-18-2017 – 8 W. Hinsdale Avenue – County Line Audio Video – 3 Wall Sign Permit applications in the Historic Downtown District.** Chan Yu shared the HPC had some clutter concerns with the sign design submitted & interpreted the third sign as an “Advertising Sign” versus a “Business Sign”. The applicant gave a brief description of the sign design to the PC and agreed to remove the “ad” words on the right side of the sign. The PC agreed with the interpretation and suggestions of the HPC. In lieu of the third sign, the applicant will apply for a projecting sign, an idea recommended by the Historic Preservation Commission and PC.

With no questions, the PC **unanimously approved** the two wall signs, “County Line” at 10 inches and “Audio Video Solutions” at 6”, 7-0 (2 absent).

**Plan Commission Minutes**  
**May 10, 2017**

**Major Adjustment to Exterior Appearance/Site Plan - Case A-16-2017 – 100 S. Garfield Ave. – CCSD 181/Village of Hinsdale – Major Adjustment to a Site Plan/Exterior Appearance Plan to add a Parking Deck for a new Hinsdale Middle School (HMS).** Representatives for the Hinsdale Middle School and Village of Hinsdale presented the joint application to the PC to add a parking deck in lieu of (only) a surface parking lot for the HMS. Village Manager Kathleen Gargano introduced 3 areas of the parking deck to be considered, the stairwell configuration, the landscape on the north side, and location of ADA parking spaces on the east side to allow for an exit onto Garfield. The project architect gave a brief description of the deck structure noting 2 levels containing a total of 319 parking spaces with 2 access stairwells and materials and lighting matching that of the new middle school.

Another design professional described the landscape features of the deck to include raised planters, interior and exit islands containing ground cover, a perimeter containing Arborvitae to screen columns, and canopy trees in the parkway. The PC was presented with option A and option B landscape design to be used on the north side of the deck (to screen or not screen). Differences in the options would impact natural lighting of the deck and visual security. The PC, in general, preferred the landscape screening option B (along 2<sup>nd</sup> St.) for the “openness” feeling it provided. The two access points and their traffic patterns were briefly described, as well as the code compliance of the light poles. The stair tower was described as having a height of 24-26 feet, and 14 x 24 foot dimensions had previous concerns of being bulky. The tower has physical limitations for risers or stairs to meet code. Also, if materials of pre-cast was changed it would no longer match the materials used in the middle school, especially the entry components. It was determined to have the stair design to be enclosed to protect the materials from the elements. The designers agreed to provide a rendering of the stair tower containing red brick elements and planter boxes for the board to consider. Without any further concerns, the PC, **unanimously approved** the Major Adjustment request, as submitted, 6-0 (2 absent, 1 abstained).

**Public Hearing - Case A-07-2017 – Village of Hinsdale – Text Amendment to Section 9-104 of the Hinsdale Zoning Code as it relates to Regulation of the Location of Secondary Access Drives to Commercial Properties.** The applicant, Chan Yu explained the need for the text amendment arose from a previous request to have a secondary access from a commercial property. Due to the large amount of concerned residents citing safety concerns, the village wanted to take action to prevent future requests. The PC expressed full support for the application. The PC, with no questions, **unanimously approved** the Text Amendment application as submitted, 7-0 (2 absent).

(Please see the attached transcript for Case A-07-2017 included as part of this record, Attachment 1)

**Schedule of Public Hearing – Case A-08-2017 – Village of Hinsdale – Text Amendment to Section 5-105(C) to allow Educational Services with a Special Use Permit in the B-2 Central Business District (but not on the first floor of any structure in the B-2) and B-3 General Business District.** Chan Yu, the applicant, explained the request was from the Village but recommended by the Board, for the need of the zoning code to be very specific. The text amendment would provide flexibility yet prevent unintended consequences through the review process of the special use permit. The PC expressed full support for the application. The PC, with no questions, **unanimously approved** the Text Amendment application as submitted, 7-0 (2 absent).

(Please see the attached transcript for Case A-08-2017 included as part of this record, Attachment 2)

**Plan Commission Minutes**  
**May 10, 2017**

**Schedule of Public Hearing** – Case A-14-2017 – Village of Hinsdale – Shred415 Hinsdale, LLC – Special Use Permit Amendment to change current First Class time from 6 AM to 5 AM. The PC scheduled a public hearing for Case A-14-2017 for the June 14, 2017, PC meeting.

**\*Update Only\* Not on Agenda**– Sign Permit Review - Case A-13-2017 – 25 W. Chicago Avenue – Baird & Warner – Sign Permit application to re-face a legal nonconforming Ground Sign.

Chan reviewed to the PC that the applicant has not submitted an updated wall sign or Code compliant ground sign, as recommended by the PC. Therefore, the item will be continued for the next PC meeting

**Adjournment**

The meeting was adjourned at 8:33 PM, after a unanimous vote.

Respectfully Submitted,  
Jennifer Spires, Community Development Secretary

STATE OF ILLINOIS     )  
                               )   ss:  
 COUNTY OF DU PAGE    )

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:                     )  
   )  
   )  
 Text Amendment to                    )  
 Section 9-104,                        )  
 Case No. A-07-2017.                 )

REPORT OF PROCEEDINGS had and testimony  
 taken at the hearing of the above-entitled  
 matter before the Hinsdale Plan Commission, at  
 19 East Chicago Avenue, Hinsdale, Illinois, on  
 May 10, 2017, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;  
 MS. LAURIE McMAHON, Member;  
 MS. DEBRA BRASELTON, Member;  
 MS. ANNA FIASCONE, Member;  
 MR. SCOTT PETERSON, Member;  
 MS. JULIE CRNOVICH, Member; and  
 MR. MARK WILLOBEE, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. ROBB MCGINNIS, Director of</p> <p>3 Community Development;</p> <p>4 MR. CHAN YU, Village Planner and</p> <p>5 Petitioner.</p> <hr/> <p>6 CHAIRMAN CASHMAN: Case A-07-2017,</p> <p>7 village of Hinsdale text amendment to</p> <p>8 Section 9-104 of the Hinsdale Zoning Code as it</p> <p>9 relates to regulations of the location of</p> <p>10 secondary access drives to commercial</p> <p>11 properties.</p> <p>12 Robb, are you the applicant? Who's</p> <p>13 the applicant tonight?</p> <p>14 MR. YU: I am. Chan Yu, village</p> <p>15 planner.</p> <p>16 CHAIRMAN CASHMAN: Is there anyone else</p> <p>17 here to speak on this matter?</p> <p>18 (No response.)</p> <p>19 (WHEREUPON, Mr. Chan Yu was</p> <p>20 administered the oath.)</p> <p>21 MR. YU: This is a public meeting on</p> <p>22 Case A-15-2016. Another applicant had applied</p>	<p style="text-align: right;">4</p> <p>1 residentially-zoned districts is the request.</p> <p>2 CHAIRMAN CASHMAN: Any questions for</p> <p>3 the applicant?</p> <p>4 One thing I remember from that</p> <p>5 meeting, I thought it was interesting that we</p> <p>6 had people that were pretty much outraged about</p> <p>7 the concept of cutting through to Fuller on the</p> <p>8 block to the west of York Road. We also had</p> <p>9 people further down towards County Line and all</p> <p>10 along Fuller.</p> <p>11 And I know the village has been</p> <p>12 working with Land Rover to develop the General</p> <p>13 Motors property and that has access off a</p> <p>14 residential cul-de-sac. I used to take a</p> <p>15 go-cart through there as a kid back in the day,</p> <p>16 and I'm pretty sure it's still there.</p> <p>17 So I think this is a good move</p> <p>18 because Number 1, this would have been a real</p> <p>19 problem in this location, and then who knows if</p> <p>20 there's other situations like this where there's</p> <p>21 commercial properties that back up and I liked</p> <p>22 how you actually excluded schools and parks and</p>
<p style="text-align: right;">3</p> <p>1 for exterior appearance site plan review on</p> <p>2 their property to break through their fence and</p> <p>3 create a secondary access. This is a commercial</p> <p>4 office building using their land to cut through</p> <p>5 and create a secondary access into a residential</p> <p>6 district.</p> <p>7 And at the meeting, this was</p> <p>8 July 13, 2016, there was a lot of neighborhood</p> <p>9 residents present at the meeting and they really</p> <p>10 reflected a lot of concerns and it was really</p> <p>11 just opposed to this for a lot of obvious safety</p> <p>12 reasons.</p> <p>13 And one of the questions by a</p> <p>14 resident was is there any way for the village to</p> <p>15 do anything to prevent this request coming</p> <p>16 before the plan commission again because per the</p> <p>17 code, an applicant could reapply every two years</p> <p>18 even if it's denied.</p> <p>19 So based on that, and based on the</p> <p>20 concerns by the public meeting, the village is</p> <p>21 applying to not allow and to prohibit secondary</p> <p>22 access from commercially-zoned property to</p>	<p style="text-align: right;">5</p> <p>1 other uses that would not be the same.</p> <p>2 Ironically, I was in the building</p> <p>3 120 Ogden today and mentioned the fact that this</p> <p>4 was coming up and the person I was speaking to</p> <p>5 was talking about safety concerns, that there</p> <p>6 was an accident leaving there and that now they</p> <p>7 are using that cut through, that there was an</p> <p>8 agreement between Koplin and whoever the other</p> <p>9 property owner was. The barricades have gone</p> <p>10 down and now they are cutting through to York</p> <p>11 Road, which I still might think might be a</p> <p>12 village issue to consider but at least they are</p> <p>13 not going through to a commercial property to a</p> <p>14 main road not a residential street.</p> <p>15 I think this is a great idea. I'm</p> <p>16 glad you remembered this and did this. It would</p> <p>17 probably come up when Land Rover comes to us</p> <p>18 because they are on Oak and Ogden and I can't</p> <p>19 think of what the street is that dead ends back</p> <p>20 there.</p> <p>21 MS. CRNOVICH: It's a wonderful idea,</p> <p>22 and I echo everything that you just stated.</p>

<div>6</div> <div>1 CHAIRMAN CASHMAN: These neighbors they</div> <div>2 were upset. Rightfully so. It would have</div> <div>3 totally changed that block of Fuller. I don't</div> <div>4 know if this is still going on. I thought Brad</div> <div>5 was going to study that was the cut-through</div> <div>6 traffic that people were taking going down</div> <div>7 Fuller to County Line to get back on to Ogden.</div> <div>8 MR. McGINNIS: I know that's still in</div> <div>9 play.</div> <div>08:25:20PM 10 CHAIRMAN CASHMAN: And now that that</div> <div>11 pass-through is reopen, people, I'm sure, are</div> <div>12 going out at 120 to York Road heading south,</div> <div>13 then heading over to County Line or Oak and then</div> <div>14 back on. So I just think it's something the</div> <div>15 village needs to keep an eye with the traffic on</div> <div>16 Fuller. You are a couple of blocks from the</div> <div>17 main school and there's a lot of kids in the</div> <div>18 area.</div> <div>19 Any other comments or questions by</div> <div>08:25:44PM 20 the commissioners?</div> <div>21 (No response.)</div> <div>22 Can I hear a motion to approve the</div>	<div>8</div> <div>1 STATE OF ILLINOIS )</div> <div>) ss:</div> <div>2 COUNTY OF DU PAGE )</div> <div>3 I, KATHLEEN W. BONO, Certified</div> <div>4 Shorthand Reporter, Notary Public in and for the</div> <div>5 County DuPage, State of Illinois, do hereby</div> <div>6 certify that previous to the commencement of the</div> <div>7 examination and testimony of the various</div> <div>8 witnesses herein, they were duly sworn by me to</div> <div>9 testify the truth in relation to the matters</div> <div>10 pertaining hereto; that the testimony given by</div> <div>11 said witnesses was reduced to writing by means</div> <div>12 of shorthand and thereafter transcribed into</div> <div>13 typewritten form; and that the foregoing is a</div> <div>14 true, correct and complete transcript of my</div> <div>15 shorthand notes so taken aforesaid.</div> <div>16 IN TESTIMONY WHEREOF I have</div> <div>17 hereunto set my hand and affixed my notarial</div> <div>18 seal this 15th day of May, A.D. 2017.</div> <div>19</div> <div>20</div> <div>21 KATHLEEN W. BONO,</div> <div>C.S.R. No. 84-1423,</div> <div>Notary Public, DuPage County</div> <div>22</div>
<div>7</div> <div>1 text amendment application to build a secondary</div> <div>2 access for a commercially-zoned property to a</div> <div>3 residential-zoned district as requested by the</div> <div>4 village of Hinsdale?</div> <div>5 MR. PETERSON: I'll motion.</div> <div>6 MS. CRNOVICH: Second.</div> <div>7 CHAIRMAN CASHMAN: Deb?</div> <div>8 MS. BRASELTON: Aye.</div> <div>9 MR. PETERSON: Aye.</div> <div>08:26:02PM 10 MS. McMAHON: Aye.</div> <div>11 CHAIRMAN CASHMAN: Aye.</div> <div>12 MS. CRNOVICH: Aye.</div> <div>13 MR. WILLOBEE: Aye.</div> <div>14 MS. FIASCONE: Aye.</div> <div>15 (WHICH, were all of the</div> <div>16 proceedings had, evidence</div> <div>17 offered or received in the</div> <div>18 above entitled cause.)</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div>	

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STATE OF ILLINOIS     )  
                               )   ss:  
 COUNTY OF DU PAGE    )

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:                     )  
   )  
   )  
 Text Amendment to                    )  
 Section 5-105(C),                    )  
 Case No. A-08-2017.                 )

REPORT OF PROCEEDINGS had and testimony  
 taken at the hearing of the above-entitled  
 matter before the Hinsdale Plan Commission, at  
 19 East Chicago Avenue, Hinsdale, Illinois, on  
 May 10, 2017, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;  
 MS. LAURIE McMAHON, Member;  
 MS. DEBRA BRASELTON, Member;  
 MS. ANNA FIASCONE, Member;  
 MR. SCOTT PETERSON, Member;  
 MS. JULIE CRNOVICH, Member; and  
 MR. MARK WILLOBEE, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. ROBB MCGINNIS, Director of</p> <p>3 Community Development;</p> <p>4 MR. CHAN YU, Village Planner and</p> <p>5 Petitioner.</p> <hr/> <p>6 CHAIRMAN CASHMAN: Case A-08-2017,</p> <p>7 village of Hinsdale again. Text amendment to</p> <p>8 Section 5-105(C) to allow educational services</p> <p>9 with a special use permit in the B-2 central</p> <p>10 business district but not on the first floor of</p> <p>11 any structure in B-2 and in the B-3 general</p> <p>12 business district.</p> <p>13 (Mr. Yu was previously</p> <p>14 administered the oath.)</p> <p>15 MR. YU: So essentially this is a</p> <p>16 request by the village of Hinsdale but it was a</p> <p>17 recommendation by the board because of the way</p> <p>18 the zoning code is laid out for any type of</p> <p>19 educational or classes, it really needs to be</p> <p>20 specific.</p> <p>21 So, for example, TinkRworks, we had</p> <p>22 TinkRworks, we have music schools. The way the</p>	<p style="text-align: right;">4</p> <p>1 the village examples? Would Grant Square be</p> <p>2 one?</p> <p>3 MR. YU: So the last page of the packet</p> <p>4 we have B-2 and B-3 called out on the zoning</p> <p>5 map.</p> <p>6 MS. McMAHON: So along Chestnut, those</p> <p>7 buildings down there, I can't read what that --</p> <p>8 it looks like it's a B-1.</p> <p>9 MR. YU: The two colored blues are the</p> <p>10 B-2 and B-3.</p> <p>11 CHAIRMAN CASHMAN: Chan, what would be</p> <p>12 an example of B-1?</p> <p>13 MR. MCGINNIS: Grant Square.</p> <p>14 MS. McMAHON: So those kind of</p> <p>15 professional/medical buildings on Chestnut,</p> <p>16 those are B-2s?</p> <p>17 MR. YU: I think those are B-3s, I</p> <p>18 believe.</p> <p>19 MS. McMAHON: I'm thinking where we had</p> <p>20 that application recently for the tutoring and</p> <p>21 that was in one of those buildings.</p> <p>22 MR. YU: Actually, that was in the O-2</p>
<p style="text-align: right;">3</p> <p>1 zoning code reads right now it needs to specify</p> <p>2 exactly what type of class is being offered and</p> <p>3 so rather than the board and the plan commission</p> <p>4 review and change the code through a text</p> <p>5 amendment for every type of class that's being</p> <p>6 held, this request would allow some flexibility</p> <p>7 but also as a special use permit prevent any</p> <p>8 unintended consequences for a broader but a more</p> <p>9 detailed review process for a business that will</p> <p>10 offer a class.</p> <p>11 MS. McMAHON: What about B-1? Is that</p> <p>12 already in or are we excluding that? You are</p> <p>13 talking about B-2 and B-3, but I'm not sure are</p> <p>14 there things in educational services already in</p> <p>15 B-1?</p> <p>16 MR. YU: So for attachment 2 we looked</p> <p>17 at the definition of the purposes of B-1, B-2</p> <p>18 and B-3, and we thought that B-2 and B-3 would</p> <p>19 be a better fit for classes.</p> <p>20 MS. McMAHON: For classes?</p> <p>21 MS. YU: Right.</p> <p>22 CHAIRMAN CASHMAN: Where are B-1s in</p>	<p style="text-align: right;">5</p> <p>1 district.</p> <p>2 MS. BRASELTON: There's not a lot of</p> <p>3 B-1.</p> <p>4 MR. MCGINNIS: Right now you have some</p> <p>5 B-1 up at Gateway, Grant Square. Along Chestnut</p> <p>6 up here that's O-2.</p> <p>7 MS. McMAHON: So B-1 is basically the</p> <p>8 two shopping centers.</p> <p>9 CHAIRMAN CASHMAN: Basically Grant</p> <p>10 Square and down there. (Indicating.)</p> <p>11 MS. McMAHON: Okay.</p> <p>12 MR. YU: So for me in the narrative for</p> <p>13 the B-1 what really stuck out to me was the</p> <p>14 first sentence. It says, Specifically, the B-1</p> <p>15 community business district is intended to serve</p> <p>16 the everyday shopping needs of village residents</p> <p>17 as well as providing opportunities for specialty</p> <p>18 shops attractive to wider suburban residential</p> <p>19 community around the village.</p> <p>20 So that's what indicated to me it's</p> <p>21 more for retail, everyday shopping-type uses</p> <p>22 rather than the two and three office use.</p>

<div>6</div> <div> <div>1</div> <div>MS. McMAHON: Basically this is sort of</div> <div>2</div> <div>a new catchall category for all these various</div> <div>3</div> <div>types of educational services?</div> <div>4</div> <div>CHAIRMAN CASHMAN: So they will have to</div> <div>5</div> <div>come to us, notification of the neighbors. So I</div> <div>6</div> <div>like the approach. That way if it's a use that</div> <div>7</div> <div>the neighbors felt was incompatible for any</div> <div>8</div> <div>reason they could speak up and we could hear</div> <div>9</div> <div>them. Somebody is always going to have to come</div> <div>10</div> <div>through the plan commission but all the second</div> <div>11</div> <div>floor areas in downtown are perfect for the</div> <div>12</div> <div>educational-type uses. It's hard to have retail</div> <div>13</div> <div>on the second level. It's walking distance from</div> <div>14</div> <div>middle school and transit.</div> <div>15</div> <div>Any other questions or comments</div> <div>16</div> <div>about the text amendment application for</div> <div>17</div> <div>educational services in B-2, B-3?</div> <div>18</div> <div>(No response.)</div> <div>19</div> <div>Hearing none, may I have a motion</div> <div>20</div> <div>to approve the text amendment application as</div> <div>21</div> <div>submitted?</div> <div>22</div> <div>MS. McMAHON: So moved.</div> </div> <div>08:31:50PM</div> <div>08:32:28PM</div>	<div>8</div> <div> <div>1</div> <div>STATE OF ILLINOIS )</div> <div></div> <div>) ss:</div> <div>2</div> <div>COUNTY OF DU PAGE )</div> <div>3</div> <div>I, KATHLEEN W. BONO, Certified</div> <div>4</div> <div>Shorthand Reporter, Notary Public in and for the</div> <div>5</div> <div>County DuPage, State of Illinois, do hereby</div> <div>6</div> <div>certify that previous to the commencement of the</div> <div>7</div> <div>examination and testimony of the various</div> <div>8</div> <div>witnesses herein, they were duly sworn by me to</div> <div>9</div> <div>testify the truth in relation to the matters</div> <div>10</div> <div>pertaining hereto; that the testimony given by</div> <div>11</div> <div>said witnesses was reduced to writing by means</div> <div>12</div> <div>of shorthand and thereafter transcribed into</div> <div>13</div> <div>typewritten form; and that the foregoing is a</div> <div>14</div> <div>true, correct and complete transcript of my</div> <div>15</div> <div>shorthand notes so taken aforesaid.</div> <div>16</div> <div>IN TESTIMONY WHEREOF I have</div> <div>17</div> <div>hereunto set my hand and affixed my notarial</div> <div>18</div> <div>seal this 15th day of May, A.D. 2017.</div> <div>19</div> <div></div> <div>20</div> <div></div> <div>21</div> <div>KATHLEEN W. BONO,</div> <div></div> <div>C.S.R. No. 84-1423,</div> <div></div> <div>Notary Public, DuPage County</div> <div>22</div> <div></div> </div>
<div>7</div> <div> <div>1</div> <div>MS. FIASCONE: Second.</div> <div>2</div> <div>CHAIRMAN CASHMAN: Anna?</div> <div>3</div> <div>MS. FIASCONE: Aye.</div> <div>4</div> <div>MR. WILLOBEE: Aye.</div> <div>5</div> <div>MS. CRNOVICH: Aye.</div> <div>6</div> <div>CHAIRMAN CASHMAN: Aye.</div> <div>7</div> <div>MS. McMAHON: Aye.</div> <div>8</div> <div>MR. PETERSON: Aye.</div> <div>9</div> <div>MS. BRASELTON: Aye.</div> <div>10</div> <div>(WHICH, were all of the</div> <div>11</div> <div>proceedings had, evidence</div> <div>12</div> <div>offered or received in the</div> <div>13</div> <div>above entitled cause.)</div> <div>14</div> <div></div> <div>15</div> <div></div> <div>16</div> <div></div> <div>17</div> <div></div> <div>18</div> <div></div> <div>19</div> <div></div> <div>20</div> <div></div> <div>21</div> <div></div> <div>22</div> <div></div> </div>	

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