



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (Prepared by Leah Allison)  
**DATE:** March 7, 2019  
**CASE NO:** PZ 19-11

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Ryan Vande Bosche of Washington Prime Group, Inc to amend an existing Special Use Ordinance No. 13,221 as amended, in a Class C-2 (Large Scale Commercial) District for a Shopping Center to add a Freestanding Sign for the properties commonly known as Northwoods Mall and located at 2200 W War Memorial Drive, 2316 W War Memorial Dr, 4512 N Sterling Ave, and 4518 N Sterling Ave, (Parcel Identification Nos. 14-19-451-003, 14-19-451-007, 14-19-451-011, 14-19-451-012, 14-19-451-013, 14-19-451-014, and 14-30-201-022), Peoria, IL (Council District 4)

## SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to amend the existing Special Use to add a freestanding sign as further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Parking	No change to 3,000+ regular and handicap accessible parking spaces.	None	None
Mechanical & Utility Screening	No change to mechanical and utility equipment screening.	None	None
Refuse Screening	No change to garbage dumpster screening.	None	None
Landscaping	No change to existing landscaping.	None	None
Signs	A 35-foot tall multi-tenant freestanding sign totaling 640 sq. ft. in size	Increase the sign size and height of all mall signs.	No objection.
Exterior Lighting	No change to existing lighting.	None	None
Setbacks	No change to building setbacks	None	None
Height	No change to buildings	None	None

## BACKGROUND

### Property Characteristics

The area encompassing the entire Special Use for the shopping center contains 53.67 acres and is surrounded by C-1 (General Commercial) District to the east, west, and north and Interstate 74 to the south.

### History

On May 21, 1991, City Council granted a Special Use for Northwoods Mall with several amendments since then to include building expansions, signage, and restaurant buildings.

Date	Zoning
1931 - 1958	Not in the City
1958 - 1963	Not in the City
1963 - 1990	C3 (General-Commercial)
1990 - Present	C2 (Large Scale Commercial)

### **DEVELOPMENT REVIEW BOARD ANALYSIS**

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Sign height and size
Comprehensive Plan Critical Success Factors	Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

### **DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends APPROVAL of the request with the following condition:

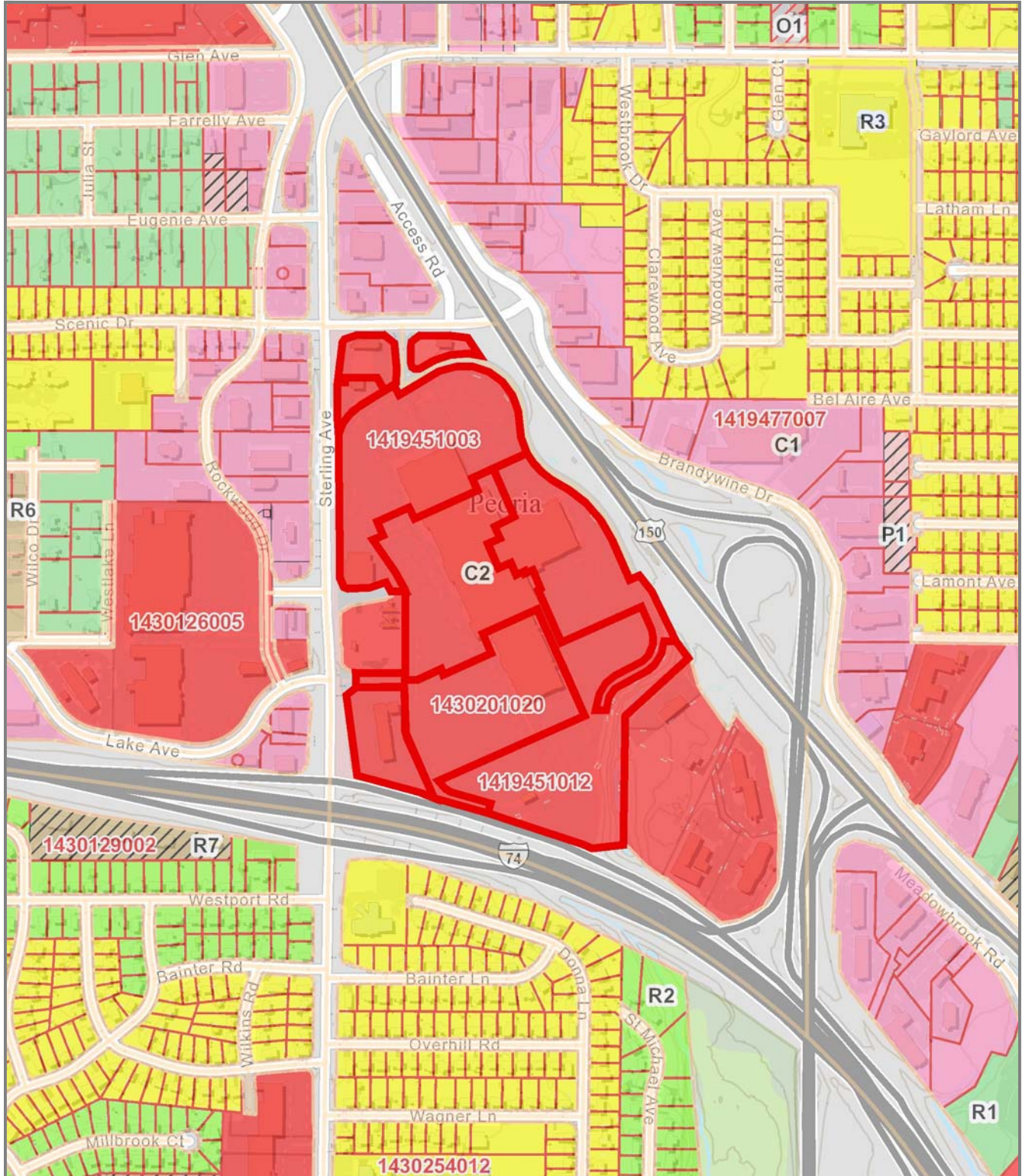
- 1) A limit of up to three freestanding signs not to exceed 35 feet in height and 640 sq. ft. in size.
- 2) Verification that the proposed sign meets clearance requirements for existing overhead utility lines.

**NOTE:** If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

### **ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Elevations and/or Renderings
5. Clearance documentation

### Northwoods Mall



*Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division*

Map Scale  
**1 inch = 667 feet**  
 2/6/2019



### Northwoods Mall



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Map Scale  
**1 inch = 333 feet**  
 2/6/2019



# NORTHWOODS

## MALL

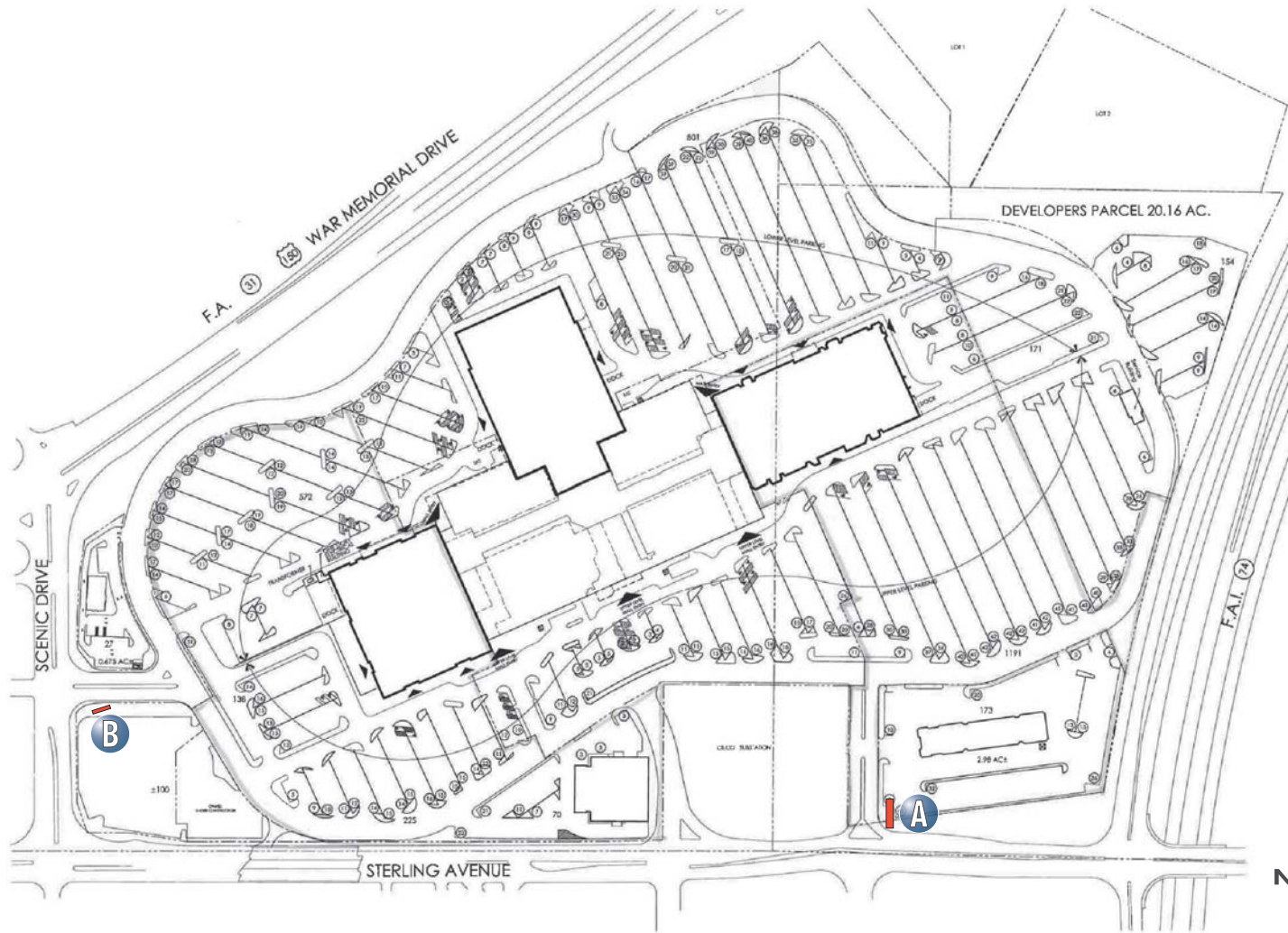
E X T E R I O R   S I G N   P A C K A G E

JOB# 226578

08.10.2017

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SITE PLAN  
NO SCALE

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JOB # **226578\_R9**  
DATE: 08.09.2017  
DESIGNER: J. CASTILLO  
SALES REP: J. HADAYA  
PROJ. MGR: C. GODINEZ

REV.	DATE	BY	DESCRIPTION
1	08.22.17	JC	REVISED DESIGN LAYOUT
2	05.31.18	AS	REVISED SIGN 'A' LOCATION
3	05.28.18	AS	REVISED TENANT LAYOUT
4	05.28.18	AS	REVISED DESIGN LAYOUT
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8	12.21.18	JC	REVISED PYLON SIGN QUANTITY
9	01.16.19	JC	ADDED TENANT PANEL CONSTRUCTION SPECIFICATIONS
10			

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

**NORTHWOODS MALL**

NORTHWOODS MALL  
2200 W. WAR MEMORIAL DRIVE  
PEORIA, IL 61613

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

**1.0**

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# A NEW D/F INTERNALLY-ILLUMINATED PYLON SIGN DISPLAY (Qty 1)

FIELD SURVEY REQUIRED  
VECTOR ARTWORK REQUIRED  
ENGINEERING REQUIRED



**SIMULATED 3-FORM TENANT PANEL CONSTRUCTION**

CLEAR PLEX LIGHTLY SANDED ON 1st SURFACE  
w/ 2nd SURFACE APPLIED VINYL TENANT GRAPHICS & WHITE DIFFUSER BEHIND

- COLORS/FINISHES**
- P-1 PMS 7541C
  - P-2 PMS 408C
  - P-3 PMS WARM GREY 10C
  - P-4 PMS 431C
  - P-5 PMS 2955C
  - P-6 MAP BRUSHED ALUMINUM
  - V-1 WHITE
  - S-1 VERSETTA LEDGESTONE "STERLING"

**FONTS**  
Neutra Text TF Alt

**SPECIFICATIONS**

- SEE SPECIFICATION CALL-OUTS THIS SHEET



**FRONT VIEW**  
SCALE: 3/16" = 1'-0"

**NEW DOUBLE-FACE INTERNALLY-ILLUMINATED PYLON SIGN**  
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE PAINTED LIGHT STUCCO FINISH P-1,P-2,P-3,P-4.

"NORTHWOODS" TO BE FABRICATED PLEX FACED INTERNALLY-ILLUMINATED CHANNEL LETTERS w/ 1st SURFACE APPLIED VINYL V-1. ILLUMINATE w/ WHITE LEDS.

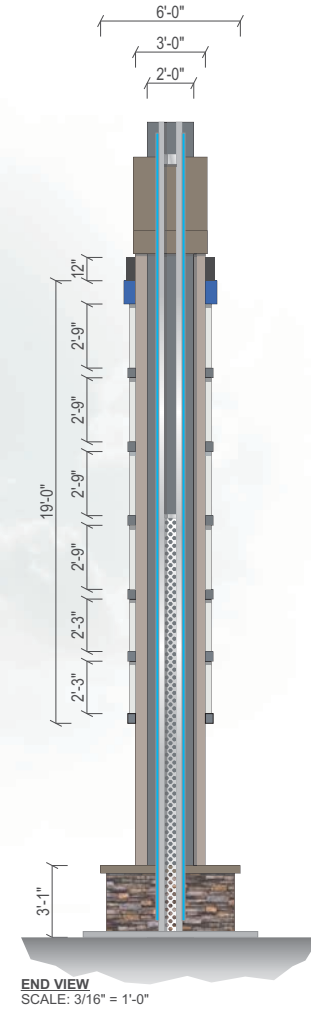
"MALL" TO BE ALUMINUM FACE CABINET DISPLAY PAINTED P-5 w/ ROUTED & PUSH-THRU CLEAR PLEX GRAPHICS w/ 1st SURFACE APPLIED VINYL V-1. ILLUMINATE w/ WHITE LEDS.

ALUMINUM FIN STRUCTURE w/ PERFORATED ALUMINUM MESH PAINTED P-6. ILLUMINATE w/ PROGRAMMABLE RGB LED ACCENT LIGHTING.

TENANT PANELS TO HAVE SIMULATED 3-FORM PANEL CONSTRUCTION. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE STONE VENEER FINISH S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



**END VIEW**  
SCALE: 3/16" = 1'-0"

<p><b>JONES SIGN</b> Your Vision. Accomplished. WWW.JONESSIGN.COM</p>	<p>JOB # <b>226578_R9</b> DATE: 08.09.2017 DESIGNER: J. CASTILLO SALES REP: J. HADAYA PROJ. MGR: C. GODINEZ</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>08.22.17</td><td>JC</td><td>REVISED DESIGN LAYOUT</td></tr> <tr><td>2</td><td>08.31.18</td><td>AS</td><td>REVISED SIGN "A" LOCATION</td></tr> <tr><td>3</td><td>08.28.18</td><td>AS</td><td>REVISED TENANT LAYOUT</td></tr> <tr><td>4</td><td>08.28.18</td><td>AS</td><td>REVISED DESIGN LAYOUT</td></tr> <tr><td>5</td><td>08.28.18</td><td>AS</td><td>REVISED DESIGN LAYOUT</td></tr> <tr><td>6</td><td>08.30.18</td><td>AS</td><td>REVISED DESIGN LAYOUT</td></tr> <tr><td>7</td><td>12.20.18</td><td>JC</td><td>ADDED COLOR SPECIFICATIONS</td></tr> <tr><td>8</td><td>12.21.18</td><td>JC</td><td>REVISED PYLON SIGN QUANTITY</td></tr> <tr><td>9</td><td>01.16.19</td><td>JC</td><td>ADDED TENANT PANEL CONSTRUCTION SPECIFICATIONS</td></tr> <tr><td>10</td><td></td><td></td><td></td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	08.22.17	JC	REVISED DESIGN LAYOUT	2	08.31.18	AS	REVISED SIGN "A" LOCATION	3	08.28.18	AS	REVISED TENANT LAYOUT	4	08.28.18	AS	REVISED DESIGN LAYOUT	5	08.28.18	AS	REVISED DESIGN LAYOUT	6	08.30.18	AS	REVISED DESIGN LAYOUT	7	12.20.18	JC	ADDED COLOR SPECIFICATIONS	8	12.21.18	JC	REVISED PYLON SIGN QUANTITY	9	01.16.19	JC	ADDED TENANT PANEL CONSTRUCTION SPECIFICATIONS	10				<table border="1"> <tr> <td>CLIENT APPROVAL</td> <td>DATE</td> </tr> <tr> <td>LANDLORD APPROVAL</td> <td>DATE</td> </tr> <tr> <td>QC</td> <td></td> </tr> </table>	CLIENT APPROVAL	DATE	LANDLORD APPROVAL	DATE	QC		<p><b>NORTHWOODS MALL</b></p> <p>NORTHWOODS MALL 2200 W. WAR MEMORIAL DRIVE PEORIA, IL 61613</p> <p>DESIGN PHASE: CONCEPTUAL</p>	<p>SHEET NUMBER</p> <p><b>2.0</b></p>
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FIN STRUCTURE ILLUMINATED w/ PROGRAMMABLE RGB LED ACCENT LIGHTING.



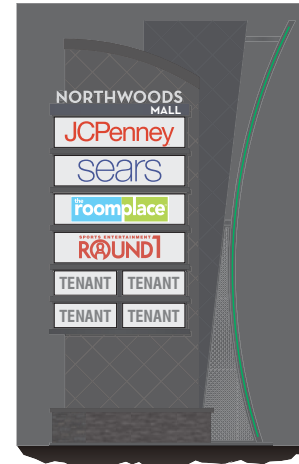
**OPPOSITE SIDE VIEW**  
SCALE: 3/16" = 1'-0"



**END VIEW - STREET SIDE**  
SCALE: 3/16" = 1'-0"



**SIMULATED NIGHT VIEW**  
NO SCALE



**SIMULATED NIGHT VIEW**  
NO SCALE



**SIMULATED NIGHT VIEW**  
NO SCALE

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# B NEW D/F INTERNALLY-ILLUMINATED MONUMENT SIGN DISPLAY (Qty 1)

FIELD SURVEY REQUIRED  
VECTOR ARTWORK REQUIRED  
ENGINEERING REQUIRED



**FRONT VIEW**  
SCALE: 1/4" = 1'-0"

### NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN

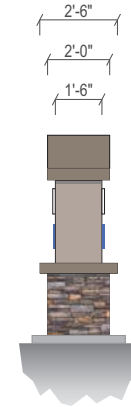
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE PAINTED LIGHT STUCCO FINISH **P-1,P-2**.

"**NORTHWOODS**" TO BE ROUTED & PUSH-THRU CLEAR PLEX GRAPHICS w/ 1st SURFACE APPLIED VINYL **V-1**. ILLUMINATE w/ WHITE LEDS.

"**MALL**" TO BE ROUTED & PUSH-THRU CLEAR PLEX GRAPHICS w/ 1st SURFACE APPLIED VINYL **V-1,V-2**. ILLUMINATE w/ WHITE LEDS.

**BASE** TO HAVE STONE VENEER FINISH **S-1**.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS.  
VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



**END VIEW**  
SCALE: 1/4" = 1'-0"

#### COLORS/FINISHES

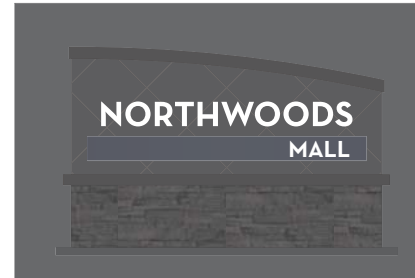
- P-1** PMS 408C
- P-2** PMS WARM GREY 10C
- V-1** WHITE
- V-2** VIVID BLUE #17, OPAQUE
- S-1** VERSETTA LEDGESTONE "STERLING"

#### FONTS

Neutra Text TF Alt

#### SPECIFICATIONS

- SEE SPECIFICATION CALL-OUTS THIS SHEET



**SIMULATED NIGHT VIEW**  
NO SCALE

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**NORTHWOODS**  
**MALL**

NORTHWOODS MALL  
2200 W. WAR MEMORIAL DRIVE  
PEORIA, IL 61613  
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

**3.0**



*EXISTING CONDITIONS*

*PROPOSED SIGNAGE*

**ELEVATION**  
NO SCALE

*PHOTO LAYOUT FOR PRESENTATION PURPOSES.  
VERIFY ACTUAL INSTALLATION & DIMENSIONS.*

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**NORTHWOODS**  
**MALL**

NORTHWOODS MALL  
2200 W. WAR MEMORIAL DRIVE  
PEORIA, IL 61613  
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER  
**4.0**

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## Leah Allison

---

**From:** Ryan Vande Bosche <Ryan.VandeBosche@washingtonprime.com>  
**Sent:** Thursday, February 21, 2019 8:50 AM  
**To:** Leah Allison  
**Subject:** RE: Review Comments for Case No PZ 19-11  
**Attachments:** RE: Ameren poles along Sterling Northwoods Mall

Hi Leah,

Just wanted to respond to the two comments that were provided for our submission. Please advise should you have any questions. Thanks!

1. Our sign vendor is confirming whether any lane closure will be required for the refresh of the existing monument sign off Scenic. If a closure is required, we will obtain the required permit from IDOT.
2. We had previously confirmed that there is adequate clearance from one of Ameren's engineers. Please see the attached e-mail for additional color.

### RYAN VANDE BOSCHE

Senior Director, Development

### WASHINGTON PRIME GROUP

111 Monument Circle, Suite 3500

Indianapolis, IN 46204

Cell (Preferred): 317-413-7543

Indy Office: 317-986-8512

Cbus Office: 614-887-5915

[ryan.vandebosche@washingtonprime.com](mailto:ryan.vandebosche@washingtonprime.com)

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**From:** Leah Allison [mailto:lallison@peoriagov.org]  
**Sent:** Friday, February 15, 2019 2:26 PM  
**To:** Ryan Vande Bosche <Ryan.VandeBosche@washingtonprime.com>  
**Subject:** Review Comments for Case No PZ 19-11

Please see the attached document. Let me know if you have any questions.

Thank you,

Leah Allison, AICP, LEED AP ND

Senior Urban Planner

City of Peoria

Ph: (309) 494-8667

Email: [lallison@peoriagov.org](mailto:lallison@peoriagov.org)

*Choose kindness!*

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## Leah Allison

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**From:** Shahzad, Waheed <WShahzad@ameren.com>  
**Sent:** Thursday, April 26, 2018 1:47 PM  
**To:** Ryan Vande Bosche; Bill Lewis  
**Subject:** RE: Ameren poles along Sterling Northwoods Mall  
**Attachments:** New Sign Clearance.pdf

Ryan,

Please check the attachment.

In this situation; NESC minimum required horizontal clearance is 8.1' from 69kV conductor. Per our phone conversation on 04/17/2018, you are going to place new sign at the same location of existing sign. If you keep the west food-print of existing sign with new sign you are about 11.6' offset East from the lowest 69kV conductor and will meet the NESC required clearance as well as 10' horizontal clearance required by OSHA.

Please let me know if you have any questions.

Thanks,  
Waheed

**WAHEED SHAHZAD**  
Career Engineer  
Division 1  
T 309.693.4631  
C 309.573.4477  
F 309.693.4664  
E [wshahzad@ameren.com](mailto:wshahzad@ameren.com)

.....  
**Ameren Illinois**  
8420 N. University St.  
Peoria, IL 61615  
[AmerenIllinois.com](http://AmerenIllinois.com)

Please consider the environment before printing this e-mail

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**From:** Ryan Vande Bosche <Ryan.VandeBosche@washingtonprime.com>  
**Sent:** Tuesday, April 17, 2018 9:39 AM  
**To:** Shahzad, Waheed <WShahzad@ameren.com>  
**Subject:** [EXTERNAL] FW: Ameren poles along Sterling Northwoods Mall

**EXTERNAL SENDER**

---

Per our discussion, see attached for Sterling Ave. location. Thanks Waheed!

**RYAN VANDE BOSCHE**

Senior Director, Development

**WASHINGTON PRIME GROUP**

111 Monument Circle, Suite 3500

Indianapolis, IN 46204

Cell (Preferred): 317-413-7543

Indy Office: 317-986-8512

Cbus Office: 614-887-5915

[ryan.vandebosche@washingtonprime.com](mailto:ryan.vandebosche@washingtonprime.com)

---

**From:** Haile, Stephen S [<mailto:SHaile@ameren.com>]

**Sent:** Tuesday, April 17, 2018 10:09 AM

**To:** Shahzad, Waheed <[WShahzad@ameren.com](mailto:WShahzad@ameren.com)>

**Cc:** Ryan Vande Bosche <[Ryan.VandeBosche@washingtonprime.com](mailto:Ryan.VandeBosche@washingtonprime.com)>; Ryan Whalen <[Ryan.Whalen@washingtonprime.com](mailto:Ryan.Whalen@washingtonprime.com)>

**Subject:** FW: Ameren poles along Sterling Northwoods Mall

**Stephen Haile** :: Supervising Engineer, Division I Engineering :: T 309.693.4707 :: C 309.445.2088

**Ameren Illinois** :: 8420 N University :: Peoria, Illinois 61615

---

**From:** Ryan Vande Bosche <[Ryan.VandeBosche@washingtonprime.com](mailto:Ryan.VandeBosche@washingtonprime.com)>

**Sent:** Tuesday, April 17, 2018 9:08 AM

**To:** Bill Lewis <[blewis@peoriagov.org](mailto:blewis@peoriagov.org)>; Haile, Stephen S <[SHaile@ameren.com](mailto:SHaile@ameren.com)>

**Cc:** Ryan Whalen <[Ryan.Whalen@washingtonprime.com](mailto:Ryan.Whalen@washingtonprime.com)>

**Subject:** [EXTERNAL] RE: Ameren poles along Sterling Northwoods Mall

**EXTERNAL SENDER**

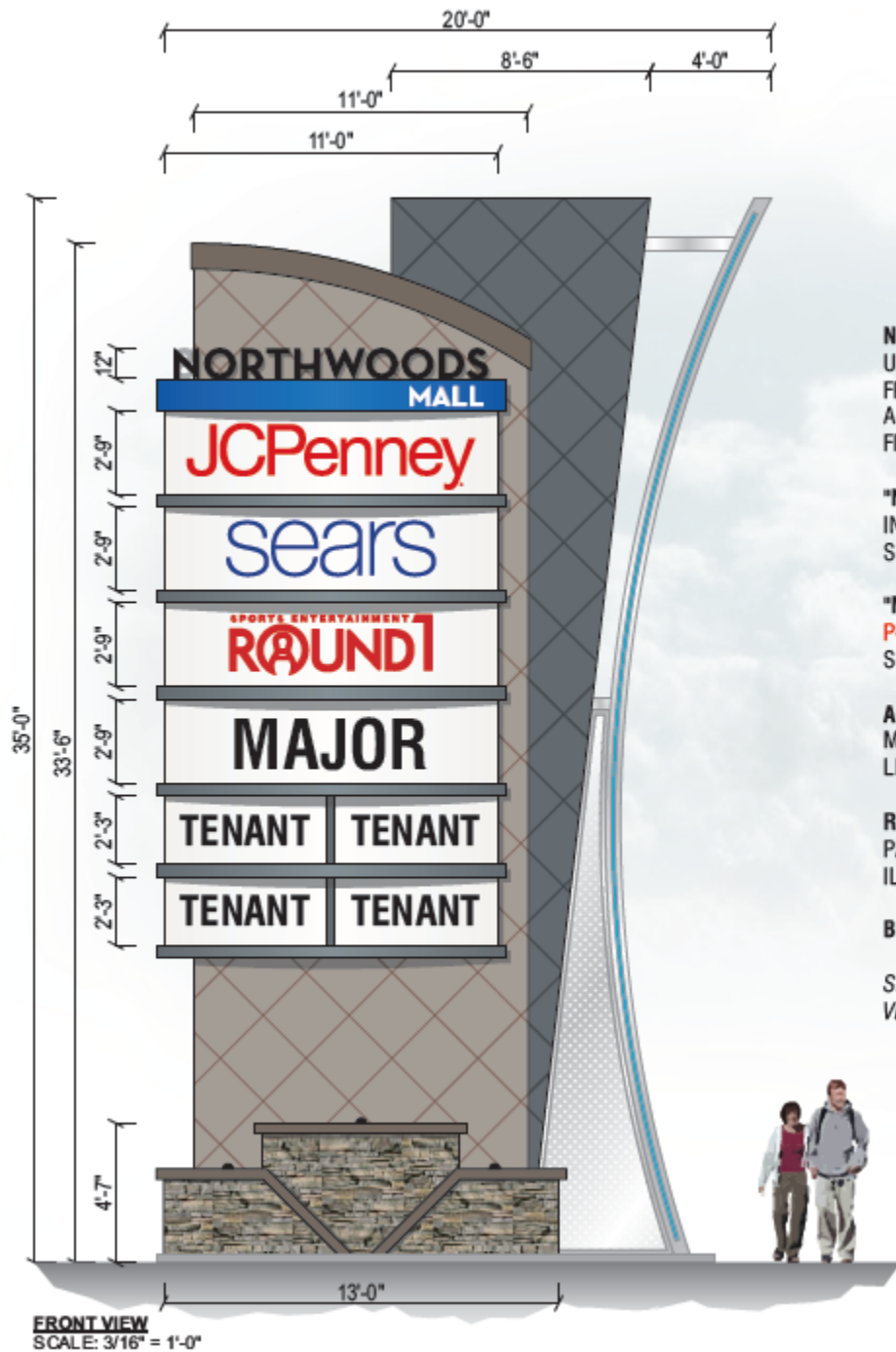
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Bill and Stephen,

Thanks so much for your time and consideration on this.

Stephen – if there’s any additional detail I can provide, don’t hesitate to reach out. For your reference, the screenshot below gives you an idea of the proposed size of the pylon. Would greatly appreciate any information/guidance you can provide.

Thanks guys!



**NEW DOUBLE-FACE INTERNALLY-ILLUMINATED PYLON**  
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE PAINTED LIGHT STUC FINISH **P-2,P-3,P-4**.

**"NORTHWOODS"** TO BE FABRICATED PLEX FACED INTERNALLY-ILLUMINATED CHANNEL LETTERS w/ 1st SURFACE APPLIED VINYL **V-2**.

**"MALL"** TO BE ALUMINUM FACE CABINET DISPLAY PAINTED **P-5** w/ ROUTED & PUSH-THRU PLEX GRAPHICS w/ 1st SURFACE APPLIED VINYL **V-1**.

**ALUMINUM FIN STRUCTURE** w/ PERFORATED ALUMINUM MESH PAINTED **P-6**. ILLUMINATE w/ PROGRAMMABLE LED ACCENT LIGHTING.

**RADIUS TENANT PANELS** TO HAVE ALUMINUM FACES PAINTED **P-1** w/ ROUTED & BACKED-UP PLEX GRAPHIC. ILLUMINATE w/ WHITE LEDS.

**BASE** TO HAVE STONE VENEER FINISH **S-1**.

*SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATION  
VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION*

**RYAN VANDE BOSCHE**

Senior Director, Development

**WASHINGTON PRIME GROUP**

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Indianapolis, IN 46204

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Cbus Office: 614-887-5915

[ryan.vandebosche@washingtonprime.com](mailto:ryan.vandebosche@washingtonprime.com)

**From:** Bill Lewis [<mailto:blewis@peoriagov.org>]

**Sent:** Monday, April 16, 2018 4:15 PM

To: Haile, Stephen S <[SHAile@ameren.com](mailto:SHAile@ameren.com)>

Cc: Ryan Vande Bosche <[Ryan.VandeBosche@washingtonprime.com](mailto:Ryan.VandeBosche@washingtonprime.com)>; Ryan Whalen <[Ryan.Whalen@washingtonprime.com](mailto:Ryan.Whalen@washingtonprime.com)>

Subject: Ameren poles along Sterling Northwoods Mall

Stephen,

We have been working with representatives from the Northwoods Mall (copied in this email) in regards to some improvements that they would like to do. One improvement involves new signage off of Sterling between the old Firestone building, and your sub station. When I say sign, I'm not talking about a typical street sign, this is a large pylon type sign that measures roughly 35' in height. I'm pretty sure there is an existing sign in this location, only not as big. We recognize you have significant facilities in the area, so we need some input from you regarding required clearances for your facilities. Can you give us some information about what is there, and how far we would need to be away from the lines? We appreciate the help.

**Bill Lewis, P.E.**

*Assistant Public Works Director*

*City Engineer*

*Office: 309-494-8811*

*Mobile: 309-417-7292*

*Public Works Department*

*3505 N. Dries Lane*

*Peoria, IL 61604-1210*

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