

ILLINOIS POLLUTION CONTROL BOARD
January 16, 2020

SHEFFEY FARMS, INC. (Property)	
Identification Number 02-17-15-200-004),)	
)	
Petitioner,)	
)	
v.)	PCB 20-37
)	(Tax Certification - Water)
ILLINOIS ENVIRONMENTAL)	
PROTECTION AGENCY,)	
)	
Respondent.)	

ORDER OF THE BOARD (by C.M. Santos):

On December 23, 2019, the Illinois Environmental Protection Agency (IEPA) filed a recommendation that the Board certify specified facilities of Sheffey Farms, Inc. (Sheffey Farms) as “pollution control facilities” for preferential tax treatment under the Property Tax Code. *See* 35 ILCS 200/11-5 *et seq.* (2018); 35 Ill. Adm. Code 125. Sheffey Farms’ wean-to-finish swine facility is located at 9015 West Block Road in Pearl City, Stephenson County. In this order, the Board describes the legal framework for tax certifications, discusses IEPA’s recommendation, and certifies that Sheffey Farms’ identified livestock waste management facilities are pollution control facilities.

LEGAL FRAMEWORK

Under the Property Tax Code, “[i]t is the policy of this State that pollution control facilities should be valued, at 33 1/3% of the fair cash value of their economic productivity to their owners.” 35 ILCS 200/11-5 (2018); *see also* 35 Ill. Adm. Code 125.200(a)(2). “For tax purposes, pollution control facilities shall be certified as such by the Pollution Control Board and shall be assessed by the Department [of Revenue].” 35 ILCS 200/11-20 (2018); *see also* 35 Ill. Adm. Code 125.200(a). Under the statute, the Board determines if the facilities are pollution control facilities; however, the Board is not authorized to assess a value of those facilities.

Under Section 125.202 of the Board’s procedural rules, a person may submit an application for tax certification to IEPA. *See* 35 Ill. Adm. Code 125.202. If IEPA receives a tax certification application, IEPA must file with the Board a recommendation on the application, unless the applicant withdraws the application. *See* 35 Ill. Adm. Code 125.204(a). Among other things, IEPA’s filing must recommend that the Board issue or deny tax certification. *See* 35 Ill. Adm. Code 125.204(a)(4). If the Board finds “that the claimed facility or relevant portion thereof is a pollution control facility . . . , the Pollution Control Board . . . shall enter a finding and issue a certificate to that effect.” 35 ILCS 200/11-25 (2018); *see also* 35 Ill. Adm. Code 125.216(a).

IEPA RECOMMENDATION

IEPA states that it received a tax certification application from Sheffey Farms on May 17, 2018.¹ Rec. at 1. On December 23, 2019, IEPA filed a recommendation with the Board, attaching Sheffey Farms' application (Rec. Exh. A). IEPA's recommendation identifies the facilities at issue:

[l]ivestock waste handling facilities consisting or one (1) concrete manure pit approximately 201.66 ft. (length) x 101.83 ft. (width) x 8 ft. (depth) with eight (8) concrete pumpout pits approximately (6 ft. x 6 ft. x 8 ft. deep), the approximately 600 linear feet of foundation drainage pipe around the pit perimeter and the concrete slatted flooring over the entire area of the manure pit.. Rec. at 1.

IEPA further describes the facilities as being "used to collect, transport, and/or store livestock waste prior to cropland application." *Id.* at 2; *see* Rec. Exh. A at 1, 2 (IEPA memoranda).

IEPA recommends that the Board certify that the livestock waste management facilities are pollution control facilities as defined in Section 11-10 of the Property Tax Code (35 ILCS 200/11-10 (2018)) with the "primary purpose "of eliminating, preventing, or reducing water pollution." Rec. at 2; *see* Rec. Exh. A at 1,2 (IEPA memoranda).

TAX CERTIFICATE

Based upon IEPA's recommendation, Sheffey Farms' application, and the Board's technical review, the Board finds and certifies that Sheffey Farms' livestock waste management facilities identified in this order are pollution control facilities under the Property Tax Code (35 ILCS 200/11-10 (2018)). The Board makes no finding regarding the assessed value of those facilities. Under Section 11-25 of the Property Tax Code, the effective date of this certificate is "the date of application for the certificate or the date of the construction of the facility, which ever is later." 35 ILCS 200/11-25 (2018); *see also* 35 Ill. Adm. Code 125.216(a). Section 125.216(d) of the Board's procedural rules states that the Clerk "will provide the applicant and the Agency with a copy of the Board's order setting forth *the Board's findings and certificate, if any.*" 35 Ill. Adm. Code 125.216(d) (quoting in italics 35 ILCS 200/11-30 (2018)). The Clerk therefore will provide Sheffey Farms and IEPA with a copy of this order.

IT IS SO ORDERED.

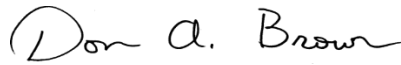
Section 11-60 of the Property Tax Code provides that any applicant or holder aggrieved by the issuance, refusal to issue, denial, revocation, modification or restriction of a pollution control certificate or a low sulfur dioxide emission coal fueled device certificate may appeal the Board's finding and order to the Circuit Court under the Administrative Review Law (735 ILCS 5/3-101 *et seq.* (2018)). *See* 35 ILCS 200/11-60 (2018). Filing a motion asking that the Board reconsider this final order is not a prerequisite to appealing the order. 35 Ill. Adm. Code 101.902.

Names and Addresses for Receiving Service of

¹ IEPA's recommendation is cited as "Rec. at _."

Any Appeal Filed with the Circuit Court	
Parties	Board
Sheffey Farms, Inc. Attn: Scott Sheffey 9015 West Block Road Pearl City, Illinois snsheffey@gmail.com	Illinois Pollution Control Board Attn: Don A. Brown, Clerk James R. Thompson Center 100 West Randolph Street, Suite 11-500 Chicago, Illinois 60601
Illinois Environmental Protection Agency Attn: Jacob H. Smith, Assistant Counsel 1021 North Grand Avenue East PO Box 19276 Springfield, Illinois 62794-9276	

I, Don A. Brown, Clerk of the Illinois Pollution Control Board, certify that the Board adopted the above order on January 16, 2020, by a vote of 4-0.



Don A. Brown, Clerk
Illinois Pollution Control Board