

ILLINOIS POLLUTION CONTROL BOARD
March 22, 2018

MAY HOG BUILDING (Property)	
Identification Number 78-12-23-300-012),)	
)	
Petitioner,)	
)	
v.)	
)	PCB 18-67
ILLINOIS ENVIRONMENTAL)	(Tax Certification - Water)
PROTECTION AGENCY,)	
)	
Respondent.)	
)	

ORDER OF THE BOARD (by G.M. Keenan):

On March 5, 2018, the Illinois Environmental Protection Agency (Agency) filed a recommendation that the Board certify certain facilities of May Hog Building as “pollution control facilities” for preferential tax treatment under the Property Tax Code. *See* 35 ILCS 200/11-5 *et seq.* (2016); 35 Ill. Adm. Code 125. May Hog Building’s livestock waste management facility is located at SW 1/4 of Section 23, T6N, R9E of the 3rd P.M. in Jasper County. In this order, the Board describes the legal framework for tax certifications, discusses the Agency’s recommendation, and certifies that May Hog Building’s identified livestock 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 (2016); *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 (2016); *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 the Agency. *See* 35 Ill. Adm. Code 125.202. If the Agency receives a tax certification application, the Agency 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, the Agency’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 (2016); *see also* 35 Ill. Adm. Code 125.216(a).

AGENCY RECOMMENDATION

The Agency states that it received a tax certification application from May Hog Building on December 22, 2017.¹ Rec. at 3. On March 5, 2018, the Agency filed a recommendation with the Board, attaching May Hog Building's application (Rec. Exh. A). The Agency's recommendation identifies the facilities at issue:

Livestock waste management facilities consisting of: four concrete manure pits (approximately 193 ft. x 51 ft. x 8 ft., 245 ft. x 40ft. x 8 ft., 96 ft. x 10 ft. x 8 ft., and 96 ft. x 10 ft. x 8 ft.); the concrete slatted portion of the floor over the manure pits that capture and contain waste generated in the barns above; ten pump-out pits (approximately 6 ft. x 6 ft. x 8 ft. each) to allow manure removal from the manure pits; and High-density polyethylene (HDPE) perimeter drainage pipes (approximately 536 ft. x 4 in.) located around the footing of the 193 ft. x 51 ft. x 8 ft. manure pit to prevent a flotation of the pit. *Id.*

The Agency further describes the facilities: “[t]hese livestock management facilities are used to collect, transport and/or store livestock wastes prior to cropland application, and are further described in Exhibit A.” *Id.* at 4.

The Agency recommends that the Board certify that the facilities are pollution control facilities as defined in Section 11-10 of the Property Tax Code (35 ILCS 200/11-10 (2016)) with the “primary purpose of eliminating, preventing, or reducing water pollution.” Rec. at 5.

TAX CERTIFICATE

Based upon the Agency's recommendation, May Hog Building's application, and the Board's technical review, the Board finds and certifies that May Hog Building's facilities are pollution control facilities under the Property Tax Code (35 ILCS 200/11-10 (2016)). 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 (2016); *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 (2016)). The Clerk therefore will provide May Hog Building and the Agency 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.* (2016)). *See* 35 ILCS 200/11-60 (2016). Filing a motion asking that the Board

¹ The Agency's recommendation is cited as “Rec. at _.”

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 Any Petition for Review Filed with the Appellate Court	
Parties	Board
May Hog Building Attn: David May 6501 N. 1000 Street Newton, Illinois 62448	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: Roberto Durango 1021 North grand Avenue East P.O. 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 March 22, 2018, by a vote of 5-0.



Don A. Brown, Clerk
 Illinois Pollution Control Board