

BEFORE THE ILLINOIS POLLUTION CONTROL BOARD

Ragan Peter and Cassandra Peter)
(Property Identification Number) PCB 17-
06-0-0012-001-00) (Tax Certification)
)

NOTICE

Steve Santarelli
Illinois Department of Revenue
101 West Jefferson
Post Office Box 19033
Springfield, Illinois 62794

John Theirrault, Clerk
Illinois Pollution Control Board
James R. Thompson Center
100 West Randolph Street, Suite 11-500
Chicago, Illinois 60601

Peter and Cassandra Ragan
1770 E. County Rd. 50
West Point, Illinois 62380

PLEASE TAKE NOTICE that I have today filed with the Office of the Clerk of the Pollution Control Board an **APPEARANCE** and **RECOMMENDATION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY**, a copy of which is herewith served upon you.

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

By: Vera Herst
Vera Herst
Assistant Counsel
Division of Legal Counsel

DATED: December 29, 2016

Illinois Environmental Protection Agency
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276
(217) 782-5544

THIS FILING IS SUBMITTED ON RECYCLED PAPER

BEFORE THE ILLINOIS POLLUTION CONTROL BOARD


**Ragan Peter and Cassandra Peter
(Property Identification Number
06-0-0012-001-00)**

)
) PCB 17-
) (Tax Certification)
)

APPEARANCE

The undersigned, as one of its attorneys, hereby enters an APPEARANCE on behalf of Respondent,
Illinois Environmental Protection Agency.

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

By: 
Vera Herst
Assistant Counsel
Division of Legal Counsel

DATED: December 29, 2016

Illinois Environmental Protection Agency
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276
(217)782-5544

THIS FILING IS SUBMITTED ON RECYCLED PAPER

BEFORE THE ILLINOIS POLLUTION CONTROL BOARD

Ragan Peter and Cassandra Peter)
(Property Identification Number) PCB 17-
06-0-0012-001-00)) (Tax Certification)
)

RECOMMENDATION OF THE ILLINOIS
ENVIRONMENTAL PROTECTION AGENCY

The Illinois Environmental Protection Agency ("Illinois EPA") hereby files its Recommendation pursuant to Section 125.204 of the regulations of the Illinois Pollution Control Board ("Board"), 35 Ill. Adm. Code 125.204.

1. On February 18, 2016, the Illinois EPA received a request from Ragan Peter (log number TC-06-16, Exhibit A) for an Illinois EPA recommendation regarding the tax certification of water pollution control facilities pursuant to 35 Ill. Adm. Code 125.204.
2. The facility's address is: Ragan Peter and Cassandra Peter
1778 N. 3000th Ave.
Lorraine, IL 62349

The proposed water pollution control facilities in this request are located NW ¼ of Section 1, T2N, R7W of the 4th PM in Adams County, at the above street address, and consist of the following:

One concrete manure pit (approximately 102 ft. x 201 ft. x 8 ft. deep) that has eight (approximately 6 ft. x 6 ft. each) pumpout pits to allow manure removal from the manure pit, and the concrete slat portion of the floor over each manure pit that capture and contain waste generated in the barn above.

These livestock waste management facilities are used to collect, transport and/or store livestock waste prior to cropland application, and are further described in Exhibit A.

THIS FILING IS SUBMITTED ON RECYCLED PAPER

3. Section 11-10 of the Property Tax Code, 35 ILCS 200/11-10 (2014), and Section 125.200(a) of the Board's regulations, 35 Ill. Adm. Code 125.200(a), define "pollution control facilities" as:

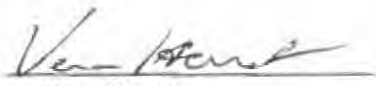
any system, method, construction, device or appliance appurtenant thereto or any portion of any building or equipment, that is designed, constructed, installed or operated for the primary purpose of: eliminating, preventing, or reducing air or water pollution ...or treating, pretreating, modifying or disposing of any potential solid, liquid or gaseous pollutant which if released without treatment, pretreatment modification or disposal might be harmful, detrimental or offensive to human, plant or animal life, or to property.
4. In order to receive preferential tax treatment as pursuant to 35 ILCS 200/11-5 (2014), pollution control facilities must be certified as such by the Board, 35 ILCS 200/11-20 (2014) and 35 Ill. Adm. Code 125.200(a).
5. Upon receipt of a tax certification application, the Illinois EPA must file a recommendation on the application with the Board, 35 Ill Adm. Code 125.204(a).
6. Based on the information in the application and the purpose of the facility, it is the Illinois EPA's engineering judgment that the described facilities may be considered "pollution control facilities," pursuant to 35 Ill. Adm. Code 125.200(a), with the primary purpose of eliminating, preventing, or reducing water pollution, or as otherwise provided in 35 Ill. Adm. Code 125.200, and are eligible for tax certification from the Board.

WHEREFORE, the Illinois EPA recommends that the Board issue the requested

THIS FILING IS SUBMITTED ON RECYCLED PAPER

tax certification.

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

By: 
Vera Herst
Assistant Counsel
Division of Legal Counsel

Dated: December 29, 2016

Illinois Environmental Protection Agency
1021 North Grand Ave. E.
P.O. Box 19276
Springfield, Illinois 62794-9276
217/782-5544

THIS FILING IS SUBMITTED ON RECYCLED PAPER



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

BRUCE RAUNER, GOVERNOR

ALEC MESSINA, ACTING DIRECTOR

Memorandum

To: Charles Gunnarson, Division of Legal Counsel

From: Al Keller, Manager, Permit Section 

Date: December 1, 2016

Re: Ragan Peter and Cassandra Peter – Loraine
Recommendation of Tax Certification
Log # TC-06-16
Property ID # 06-0-0012-001-00

The Bureau of Water received a request on February 18, 2016 from Ragan Peter for an Illinois EPA recommendation regarding the tax certification of water pollution control facilities pursuant to 35 Ill. Adm. Code 125.204. We offer the following recommendation.

The water pollution control facilities in this request include the following:

Ragan Peter and Cassandra Peter
1778 N. 3000th Ave.
Loraine, IL

NW ¼ of Section 1, T2N, R7W of the 4th PM in Adams County

The livestock waste handling facilities consist of one (1) concrete manure pit (approximately 102 ft. x 201 ft. x 8 ft.) and the concrete slat portion of the floor over the manure pit that capture and contain waste generated in the barn above. The concrete manure pit has eight (8) (approximately 6 ft. x 6 ft.) pumpout pits to allow manure removal from the manure pit. The facility collects, transports and stores livestock waste prior to cropland application.

The facility is further described in the enclosed applications and supporting documents.

Based on the information included in this submittal, it is our engineering judgment that the above proposed facilities may be considered "Pollution Control Facilities" under 35 IAC 125.200(a), with the primary purpose of eliminating, preventing, or reducing water pollution, or as otherwise provided in this section, and therefore eligible for tax certification from the Illinois Pollution Control Board. The Bureau of Water therefore recommends that the Board issue the requested tax certification for these facilities.

If you have any questions regarding the above, please contact Wei Han at 217/782-0610.

SAK:WH:Tax Cert Recommendation.docx

cc: Tax Cert File

Watershed Unit Tax Certification Review Sheet

Project Name: Peter Farms

Date: November 22, 2016

Reviewer: WH

Type: ☐ Agchem
☒ Livestock

Log number: TC-06-16

Contact: Ragan Peter
1770 E. County Rd. 50
West Point, IL 62380
Phone: 217-430-0665

Applicant: Ragan Peter & Cassandra
1770 E. County Rd. 50
West Point, IL 62380

Property ID: 06-0-0012-001-00

Facility: Peter Farms
1778 N. 3000th Ave.
Loraine, IL 62349

Parcel#: None

County: Adams

Legal Description:
NE ¼ of Section 2, T2N, R7W of the 4th PM

Signature: Ragan Peter

Date Control Devices installed: 05/2014

Title: Owner

Wastes: ☒ Livestock waste is applied to cropland.
☐ Agrichemical rinsate and spillage is recycled through the facility and/or land applied.
☐ Other: _____

Physical Description of Pollution Control Devices:

The livestock waste handling facilities consist of one (1) concrete manure pit (approximately 102 ft. x 201 ft. x 8 ft.) and the concrete slab portion of the floor over the manure pit that capture and contain waste generated in the barn above. The concrete manure pit has eight (8) (approximately 6 ft. x 6 ft.) pumpout pits to allow manure removal from the manure pit. The facility collects, transports and stores livestock waste prior to cropland application.

06/22/2016: Called Ragan Peter about the application. He indicated that the pumpouts are 6'x6'x8'(depth).

Recommended Action: Issue tax certification.

Watershed Unit Tax Certification Review Sheet

Project Name: Peter Farms

Date: June 22, 2016

Reviewer: WH

Type: ☐ Agchem
☒ Livestock

Log number: TC 06-16

Contact: Ragan Peter
1770 E. County Rd. 50
West Point, IL 62380
Phone: 217-430-0665

Applicant: Ragan Peter & Cassandra
1770 E. County Rd. 50
West Point, IL 62380

Property ID: None

Facility: Peter Farms
1778 N. 3000th Ave.
Loraine, IL 62349

Parcel#: 06-0-0012-001-00

County: Adams

Legal Description:
NE ¼ of Section 2, T2N, R7W of the 4th PM

Signature: Ragan Peter

Date Control Devices installed: 05/2014

Title: Owner

Wastes: ☒ Livestock waste is applied to cropland.
☐ Agrichemical rinsate and spillage is recycled through the facility and/or land applied.
☐ Other: _____

Physical Description of Pollution Control Devices:

The livestock waste handling facilities consist of one (1) concrete manure pit (102 ft. x 201 ft. x 8 ft.) and the concrete slab portion of the floor over the manure pit that capture and contain waste generated in the barn above. The concrete manure pit has eight (8) 6 ft. x 6 ft. pumpout pits to allow manure removal from the manure pit. The facility collects, transports and stores livestock waste prior to cropland application.

06/22/2016: Called Ragan Peter about the application. He provided that the pumpouts are 6'x6'x8'(depth).

Recommended Action: Issue tax certification.

APPLICATION FOR CERTIFICATION (PROPERTY TAX TREATMENT)


POLLUTION CONTROL FACILITY

AIR ☐WATER ☐ 2014ILLINOIS ENVIRONMENTAL PROTECTION AGENCY North
P. O. Box 19276, Springfield, IL 62794-9276 Barn

This Agency is authorized to request this information under Illinois Revised Statutes, 1979, Chapter, 120, Section 502a-5. Disclosure of this information is voluntary. However, failure to comply could prevent your application from being processed or could result in denial of your application for certification.

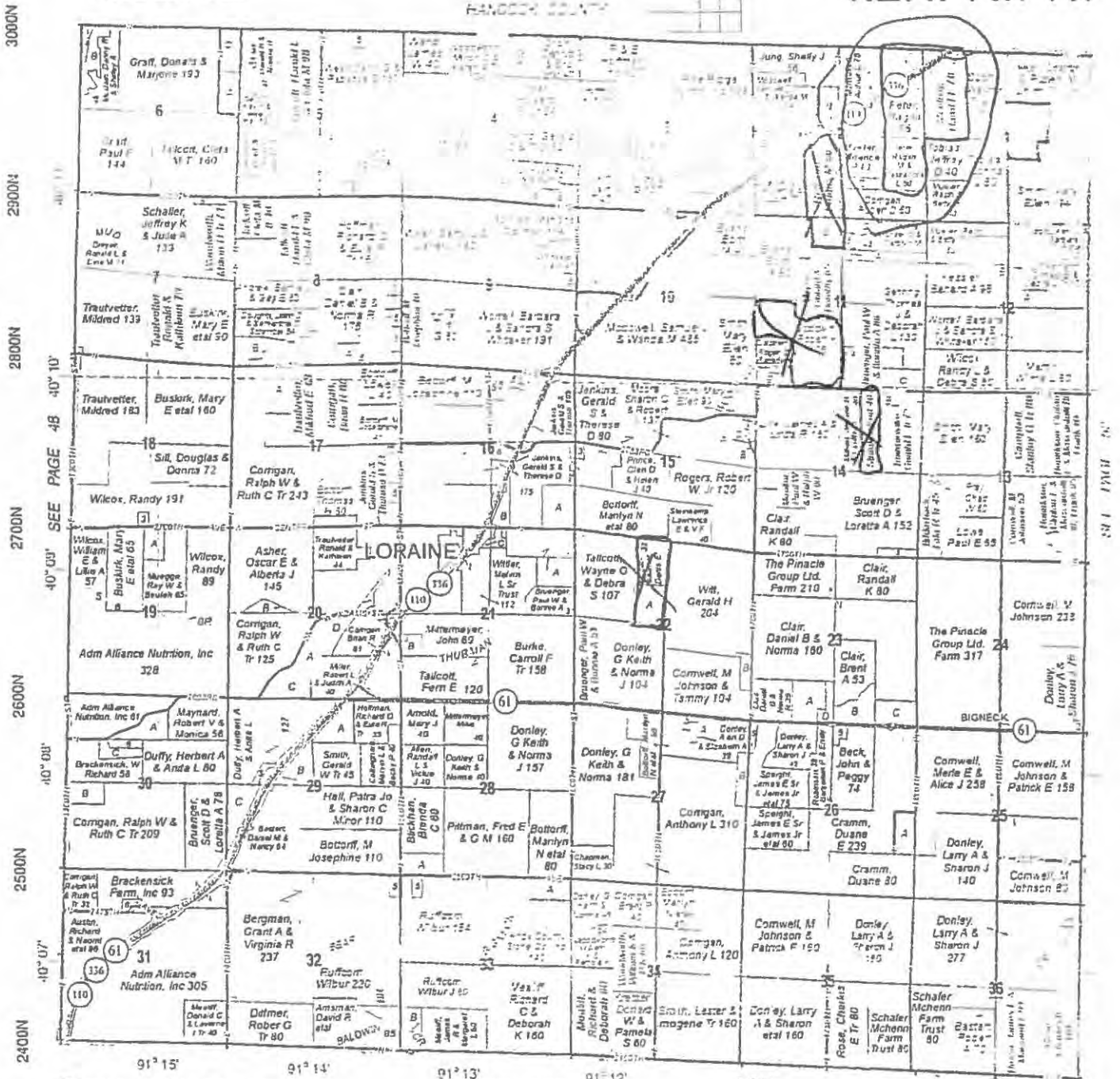
FOR AGENCY USE

File No.	Date Received	Certification No.	Date
Sec. A	Company Name Ragan Peter & Cassandra Peter		
APPLICANT	Person Authorized to Receive Certification Ragan Peter		Person to Contact for Additional Details
	Street Address 1740 ECR 50		Street Address
	Municipality, State & Zip Code West Point IL 62380		Municipality, State & Zip Code
	Telephone Number 217 430 0665		Telephone Number 217 430
	Location of Facility Quarter Section NE1 Township R7W Range T2N		Municipality Keene
	Street Address 1778 W 3400 Ave Lorraine IL 62345		County Adams
	Property Identification Number 06 0 0012 001 00		Book Number
	Parcel Number		
Sec. B	Nature of Operations Conducted at the Above Location		
MANUFACTURING OPERATIONS	2480 head wean to finish hog Barn.		
	Water Pollution Control Construction Permit No.	Date Issued	
	NPDES PERMIT No.	Date Issued	Expiration Date
	Air Pollution Control Construction Permit No.	Date Issued	
MANUFACTURING PROCESS	Describe Unit Process		
	100x200 Building 8 ft concrete Pit 3 pump outs, concrete slats that piss walk on. manure drops down into pit		
MANUFACTURING PROCESS	Materials Used in Process		
	poured concrete 4000 PSI steel Rebar reinforced		
Sec. D	Describe Pollution Abatement Control Facility		
POLLUTION CONTROL FACILITY DESCRIPTION	8 ft concrete pit 100x200 - 2480 head capacity. manure structure holds 1.2 million gallon waste is stored up to 1 year then applied to applicants near by farmland.		

Sec. E	(1) Nature of Contaminants or Pollutants		
	<u>Swine manure</u>		
	Material Retained, Captured or Recovered		
	Contaminant or Pollutant	DESCRIPTION	DISPOSAL OR USE
	<u>Swine manure</u>	<u>captured</u>	<u>organic fertilizer</u>
POLLUTION CONTROL FACILITY - CONTAMINANTS	(2) Point(s) of Waste Water Discharge		
	Plans and Specifications Attached		
	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
	(3) Are contaminants (or residues) collected by the control facility?		
	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
	(4) Date installation completed <u>11-1-11</u> status of installation on date of application <u>completes</u>		
	(5) a. FAIR CASH VALUE IF CONSIDERED REAL PROPERTY: \$ <u>650,000</u>		
	b. NET SALVAGE VALUE IF CONSIDERED REAL PROPERTY: \$ <u>130,000</u>		
	c. PRODUCTIVE GROSS ANNUAL INCOME OF CONTROL FACILITY: \$ <u>104,000</u>		
	d. PRODUCTIVE NET ANNUAL INCOME OF CONTROL FACILITY: \$ <u>45,000</u>		
e. PERCENTAGE CONTROL FACILITY BEARS TO WHOLE FACILITY VALUE: % <u>65</u>			
Sec. F	The following information is submitted in accordance with the Illinois Property Tax Code, as amended, and to the best of my knowledge, is true and correct. The facilities claimed herein are "pollution control facilities" as defined in Section 11-10 of the Illinois Property Tax Code.		
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  Signature </div> <div style="text-align: center;"> <u>Owner</u> Title </div> </div>		
Sec. G	INSTRUCTIONS FOR COMPILING AND FILING APPLICATION		
	General: Separate applications must be completed for each control facility claimed. Do not mix types (water and air). Where both air and water operations are related, file two applications. If attachments are needed, record them consecutively on an index sheet.		
	Sec. A	Information refers to applicant as listed in the tax records and the person to be contacted for further details or for inspection of facilities. Define facility location by street address or legal description. A plat map location is required for facilities located outside of municipal boundaries. The property identification number is required.	
	Sec. B	Self-explanatory. Submit copies of all permits issued by local pollution control agencies. (e.g. MSD Construction Permit)	
	Sec. C	Refers to manufacturing processes or materials on which pollution control facility is used.	
	Sec. D	Narrative description of the pollution control facility, indicating that its primary purpose is to eliminate, prevent or reduce pollution. State the type of control facility. State permit number, date, and agency issuing permit. A narrative description and a process flow diagram describing the pollution control facility. Include a listing of each major piece of equipment included in the claimed fair cash value for real property. Include an average analysis of the influent and effluent of the control facility stating the collection efficiency.	
	Sec. E	List air contaminants, or water pollution substances released as effluents to the manufacturing processes. List also the final disposal of any contaminants removed from the manufacturing processes. Item (1) - Refers to pollutants and contaminants removed from the process by the pollution control facility. Item (2) - Refers to water pollution but can apply to water-carried wastes from air pollution control facilities. Submit drawings, which clearly show (a) Point(s) of discharge to receiving stream, and (b) Sewers and process piping to and from the control facility. Item (3) - If the collected contaminants are disposed of other than as wastes, state the disposition of the materials, and the value in dollars reclaimed by sale or reuse of the collected substances. State the cost of reclamation and related expense. Item (4) - State the date which the pollution control facility was first placed in service and operated. If not, explain. Item (5) - This information is essential to the certification and assessment actions. This accounting data must be completed to activate project review prior to certification by this Agency.	
	Sec. F	Self-explanatory. Signature must be a corporate authorized signature.	
	<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> Submit to: Illinois EPA P.O. Box 19276 Springfield, IL 62794-9276 </div> <div style="width: 30%;"> Attention: Al Keller Permit Section Division of Water Pollution Control </div> <div style="width: 30%;"> Attention: Donald E. Sutton Permit Section Division of Air Pollution Control </div> </div>		

KEENE

T.2N.-R.7W.



© 2012 Rockford Map Pubs., Inc.

SEE PAGE 42

1300E

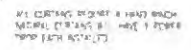
1400E

1500E

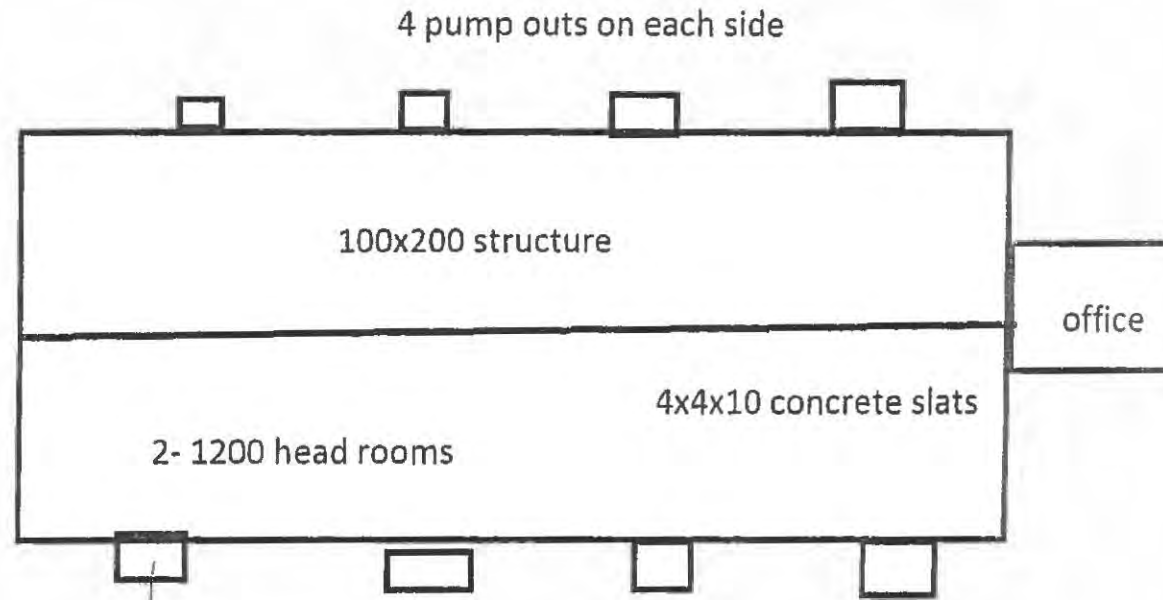
1533

700E

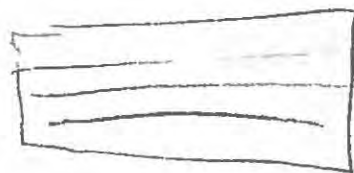
RECEIVED



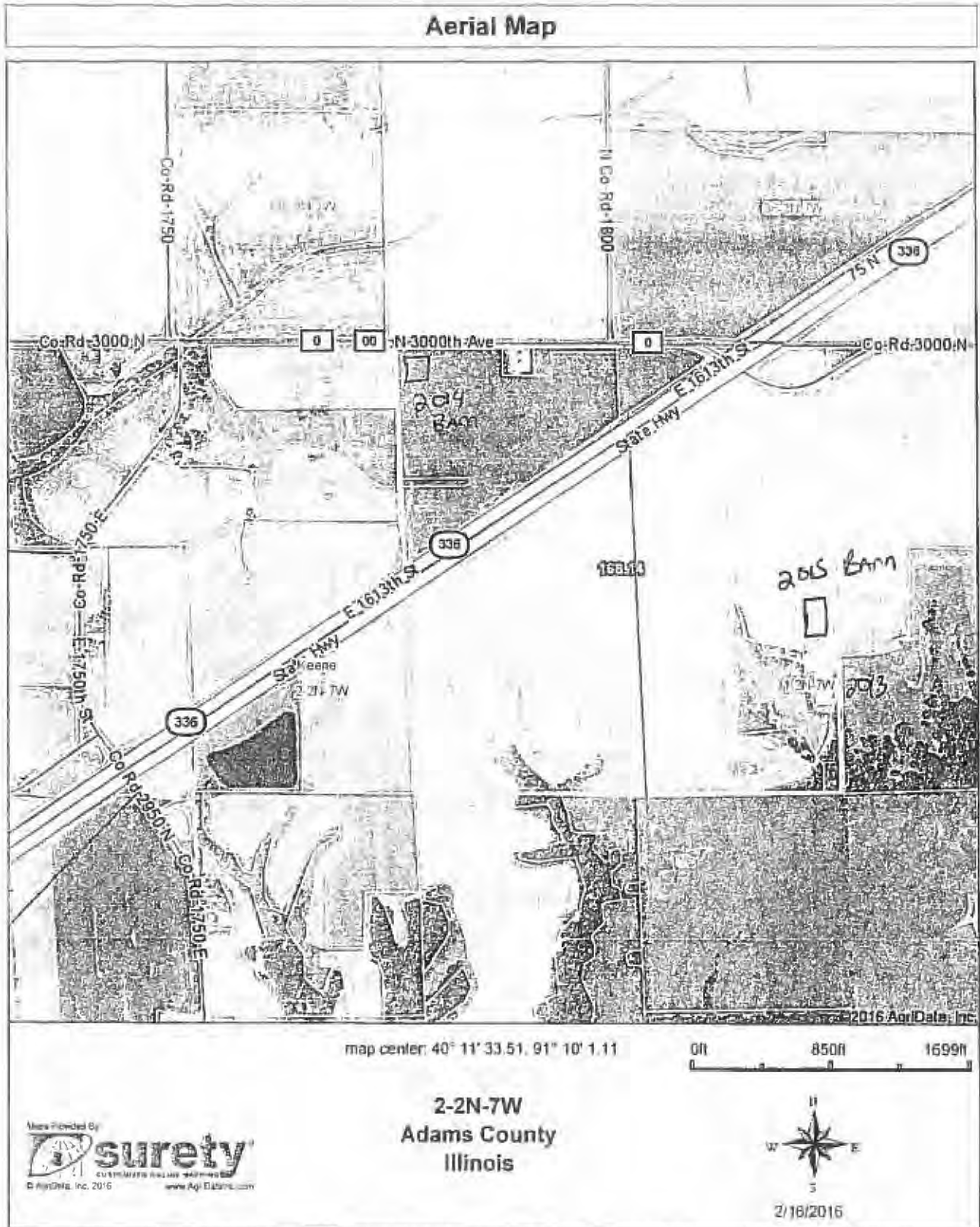
- INTEGRITY BUILDERS & SUPPLY INC.
904 COTTAGEWOOD CT
PO BOX 110
BURLINGTON, IA 52601
PHONE (319) 752-9001
- *THESE PLANS AND SPECIFICATIONS ARE THE
PROPERTY OF INTEGRITY BUILDERS & SUPPLY
INC., ARE ONLY FOR THIS PROJECT AND MAY
NOT BE REPRODUCED, COPIED OR DUPLICATED WITHOUT
WRITTEN CONSENT.



manure is pumped from three barn pumps
adjacent fields used as for...



stairs allow manure to
fall into pit



STATE OF ILLINOIS

COUNTY OF SANGAMON

)
)
)
)
)

CERTIFICATE OF SERVICE

I, the undersigned attorney at law, hereby certify that I have served on the date of December 22, 2016, the attached APPEARANCE and RECOMMENDATION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, upon the following persons by First Class U.S. Mail, with proper postage or delivery charges prepaid:

Steve Santarelli
Illinois Department of Revenue
101 West Jefferson
P.O. Box 19033
Springfield, Illinois 62794

Peter and Cassandra Ragan
1770 E. County Rd. 50
West Point, Illinois 62380

[Electronic Filing]

Clerk
Illinois Pollution Control Board
James R. Thompson Center
100 West Randolph Street, Suite. 11-500
Chicago, Illinois 60601

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

/s/ Vera Herst
Assistant Counsel
Division of Legal Counsel
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
217.782.5544
217.782.9143 (TDD)

THIS FILING IS SUBMITTED ON RECYCLED PAPER