



**Illinois
Department of Commerce
& Economic Opportunity**

JB Pritzker, Governor

September 19, 2025

The Honorable Don Harmon
President of the Senate
327 Capitol Building
Springfield, Illinois 62706

Re: Utility Scale Solar Power Facility - High Impact Business Designation for Steward Creek Solar, LLC

Dear President Harmon:

This letter serves to inform you that the Department has designated Steward Creek Solar, LLC as an Illinois High Impact Business/Utility Scale Solar Power Business for its solar power facility (Steward Creek Solar) located in Lee County, Illinois. The designation shall be effective upon the date of certification for a period not to exceed 20 years.

I have enclosed a copy of the Certification for Designation. This designation entitles Steward Creek Solar, LLC to the exemptions described in Section 51 of the Retailers' Occupation Tax Act.

Should you have any questions regarding this report, please do not hesitate to contact Ben Denney of my staff at ben.denney@illinois.gov.

Sincerely,

Sabrina Canela

Sabrina Canela
Deputy Director
Office of Business Development

Enclosures
StewardCreekSolarLLC_2025_09_19_HIBSolar_2587
HIB Map



Illinois
Department of Commerce
& Economic Opportunity
JB Pritzker, Governor

September 19, 2025

The Honorable John F. Curran
Minority Leader
309G Capitol Building
Springfield, Illinois 62706

Re: Utility Scale Solar Power Facility - High Impact Business Designation for Steward Creek Solar, LLC

Dear Leader Curran:

This letter serves to inform you that the Department has designated Steward Creek Solar, LLC as an Illinois High Impact Business/Utility Scale Solar Power Business for its solar power facility (Steward Creek Solar) located in Lee County, Illinois. The designation shall be effective upon the date of certification for a period not to exceed 20 years.

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**Illinois
Department of Commerce
& Economic Opportunity**

JB Pritzker, Governor

September 19, 2025

The Honorable Tony M. McCombie
House Minority Leader
316 Capitol Building
Springfield, Illinois 62706

Re: Utility Scale Solar Power Facility - High Impact Business Designation for Steward Creek Solar, LLC

Dear Leader McCombie:

This letter serves to inform you that the Department has designated Steward Creek Solar, LLC as an Illinois High Impact Business/Utility Scale Solar Power Business for its solar power facility (Steward Creek Solar) located in Lee County, Illinois. The designation shall be effective upon the date of certification for a period not to exceed 20 years.

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**Illinois
Department of Commerce
& Economic Opportunity**

JB Pritzker, Governor

September 19, 2025

The Honorable Emanuel "Chris" Welch
Speaker of the House
300 Capitol Building
Springfield, Illinois 62706

Re: Utility Scale Solar Power Facility - High Impact Business Designation for Steward Creek Solar, LLC

Dear Speaker Welch:

This letter serves to inform you that the Department has designated Steward Creek Solar, LLC as an Illinois High Impact Business/Utility Scale Solar Power Business for its solar power facility (Steward Creek Solar) located in Lee County, Illinois. The designation shall be effective upon the date of certification for a period not to exceed 20 years.

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**Illinois
Department of Commerce
& Economic Opportunity**

JB Pritzker, Governor

September 19, 2025

The Honorable C.D. Davidsmeyer
Co-Chairman
Commission on Government Forecasting and Accountability
202-N Stratton Office Building
Springfield, Illinois 62706

Re: Utility Scale Solar Power Facility - High Impact Business Designation for Steward Creek Solar, LLC

Dear Representative Davidsmeyer:

This letter serves to inform you that the Department has designated Steward Creek Solar, LLC as an Illinois High Impact Business/Utility Scale Solar Power Business for its solar power facility (Steward Creek Solar) located in Lee County, Illinois. The designation shall be effective upon the date of certification for a period not to exceed 20 years.

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**Illinois
Department of Commerce
& Economic Opportunity**

JB Pritzker, Governor

September 19, 2025

The Honorable David Koehler
Co-Chairman
Commission on Government Forecasting and Accountability
323B Capitol Building
Springfield, Illinois 62706

Re: Utility Scale Solar Power Facility - High Impact Business Designation for Steward Creek Solar, LLC

Dear Senator Koehler:

This letter serves to inform you that the Department has designated Steward Creek Solar, LLC as an Illinois High Impact Business/Utility Scale Solar Power Business for its solar power facility (Steward Creek Solar) located in Lee County, Illinois. The designation shall be effective upon the date of certification for a period not to exceed 20 years.

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HIB Map



Illinois Department of Commerce & Economic Opportunity

JB Pritzker, Governor

CERTIFICATION FOR DESIGNATION

Pursuant to Section 5.5 of the Illinois Enterprise Zone Act, 20 ILCS 655/ et seq., as amended, the Illinois Department of Commerce and Economic Opportunity hereby designates the following company as a High Impact Business Utility Scale Solar Power Facility and is therefore eligible for the exemptions described in Section 5I of the Retailers' Occupation Tax Act.

BUSINESS NAME

Steward Creek Solar, LLC

FEIN#

84-3793052

PROJECT NAME

Steward Creek Solar

BUSINESS ADDRESS

321 E. Main St, Suite 500
Charlottesville, VA 22902

PROJECT LOCATION

Lee County
(see attached map)

Note:

This certification is effective upon execution by the Director of the Department of Commerce and Economic Opportunity for a period not to exceed 20 years. This business is not designated as being located within a Foreign Trade Zone or Sub-Zone.

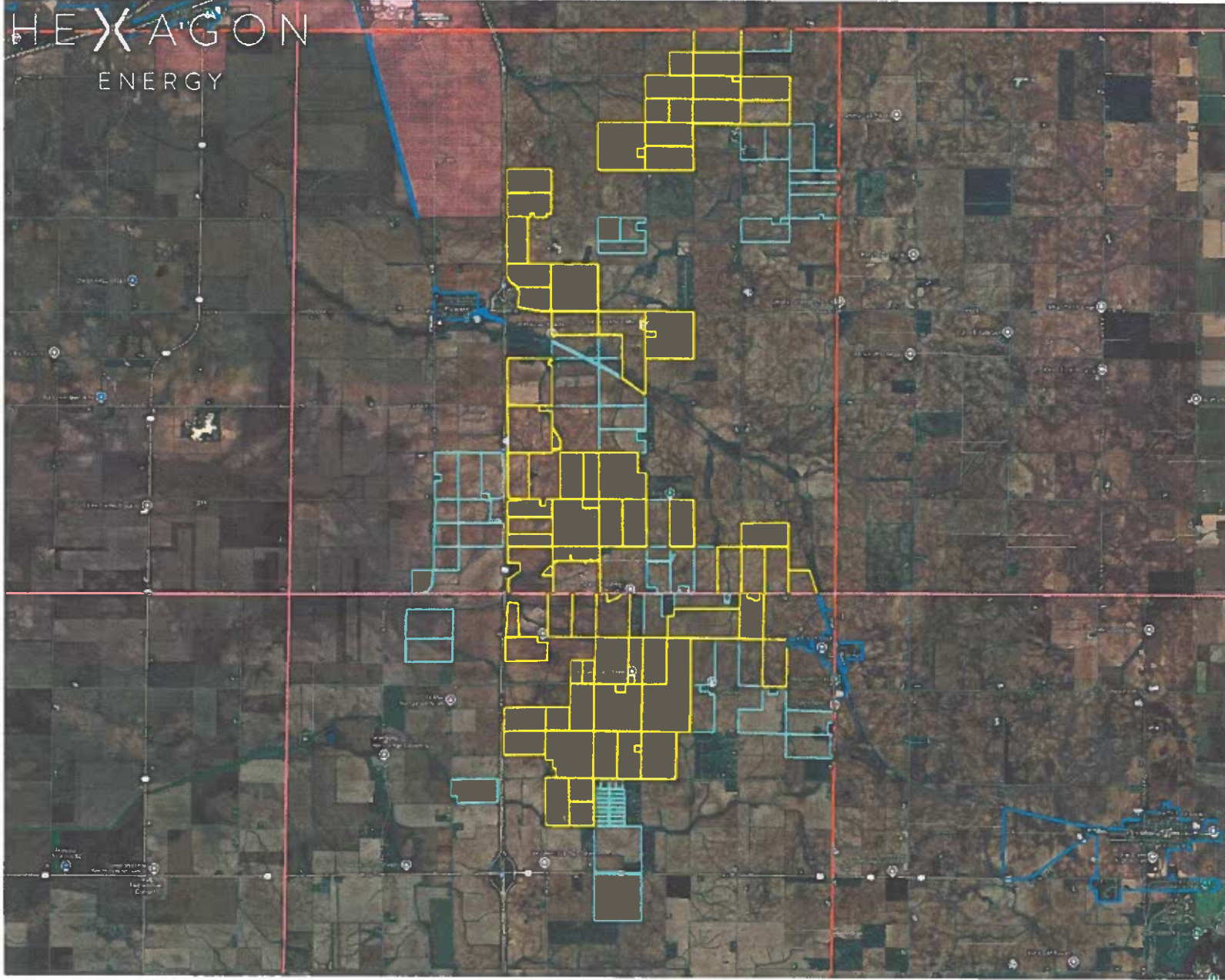
A handwritten signature in black ink, appearing to read "Kristin A. Richards".

Kristin A. Richards
Director
Illinois Department of Commerce and
Economic Opportunity

9/19/2025

Date

StewardCreekSolarLLC_2025_09_19_HIBSolar_2587



**Lee-Ogle Enterprise Zone
Steward Creek Solar**

- IL_Political**
- Lee-Ogle County Enterprise Zone
 - PLSS Townships
 - Municipal Boundaries
 - County Boundaries
- Phase 1**
- Phase I Parcels
- Phase 2**
- Phase II Parcels
- Site Control**
- Phase II Parcels

Steward Creek Solar Site Overview

Location: Lee County, IL Townships of Alto and Willow Creek

Municipalities: Resolutions of support have been passed by the Villages of Steward and Lee

Permit Status: Lee County has issued a special use permit to Steward Creek Solar for both Phase I and Phase II.

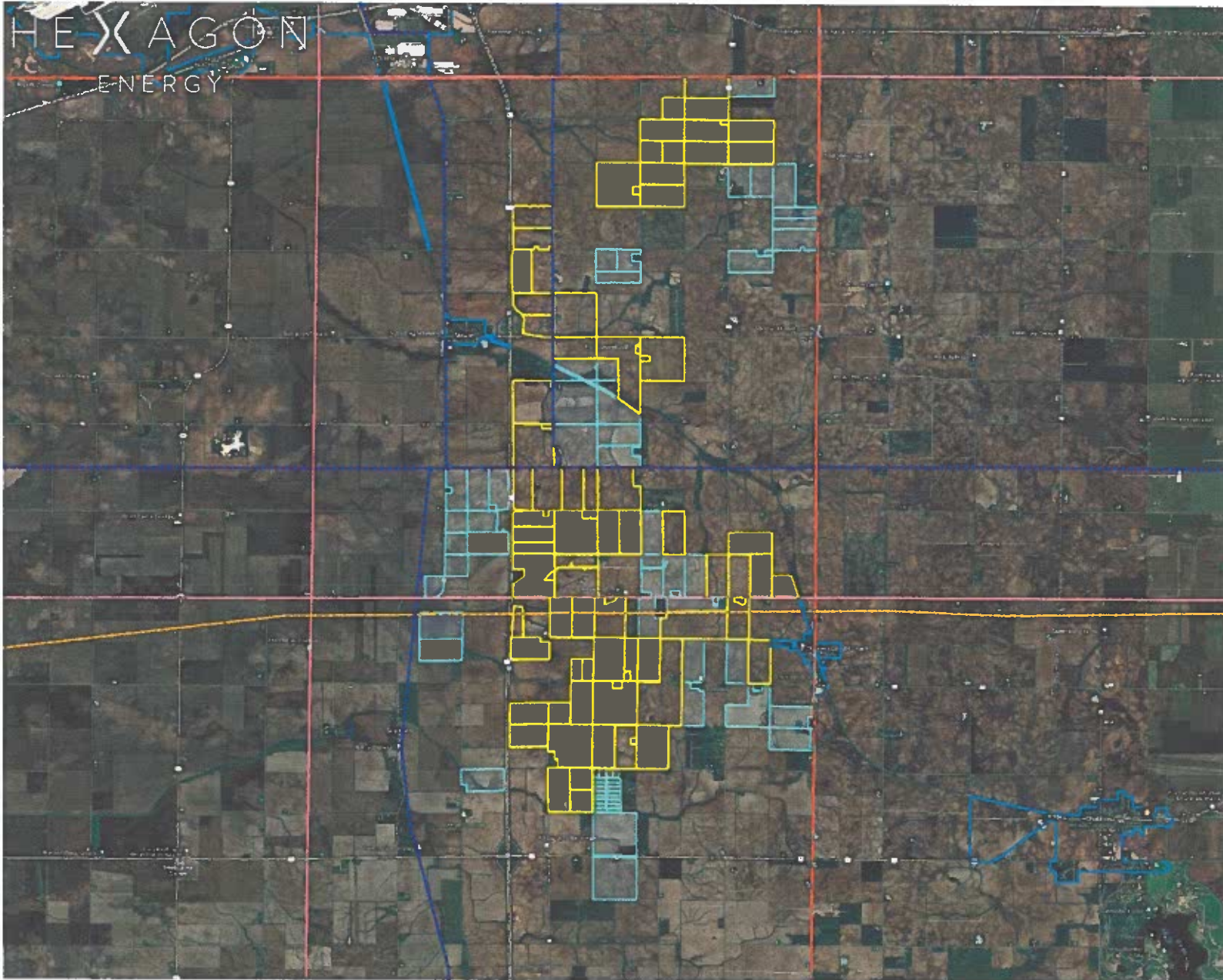
Permit Phase I Site Overview

Permitted Parcels: Seventy (70)
Permitted Acres: 6,007 Acres

Phase II Site Overview

Permitted Parcels: Sixty Eight (68)
Permitted Acres: 3,493 Acres





Steward Creek Solar 2024

Legend

Political Boundaries

- County Boundaries
- City/Village Corporate Boundaries
- IL PLSS Townships

Steward Creek Solar

- Steward Creek Parcels (Phase 1)
- Steward Creek Parcels (Phase 2)

Transmission Lines

- 138kV Line
- 345kV Line

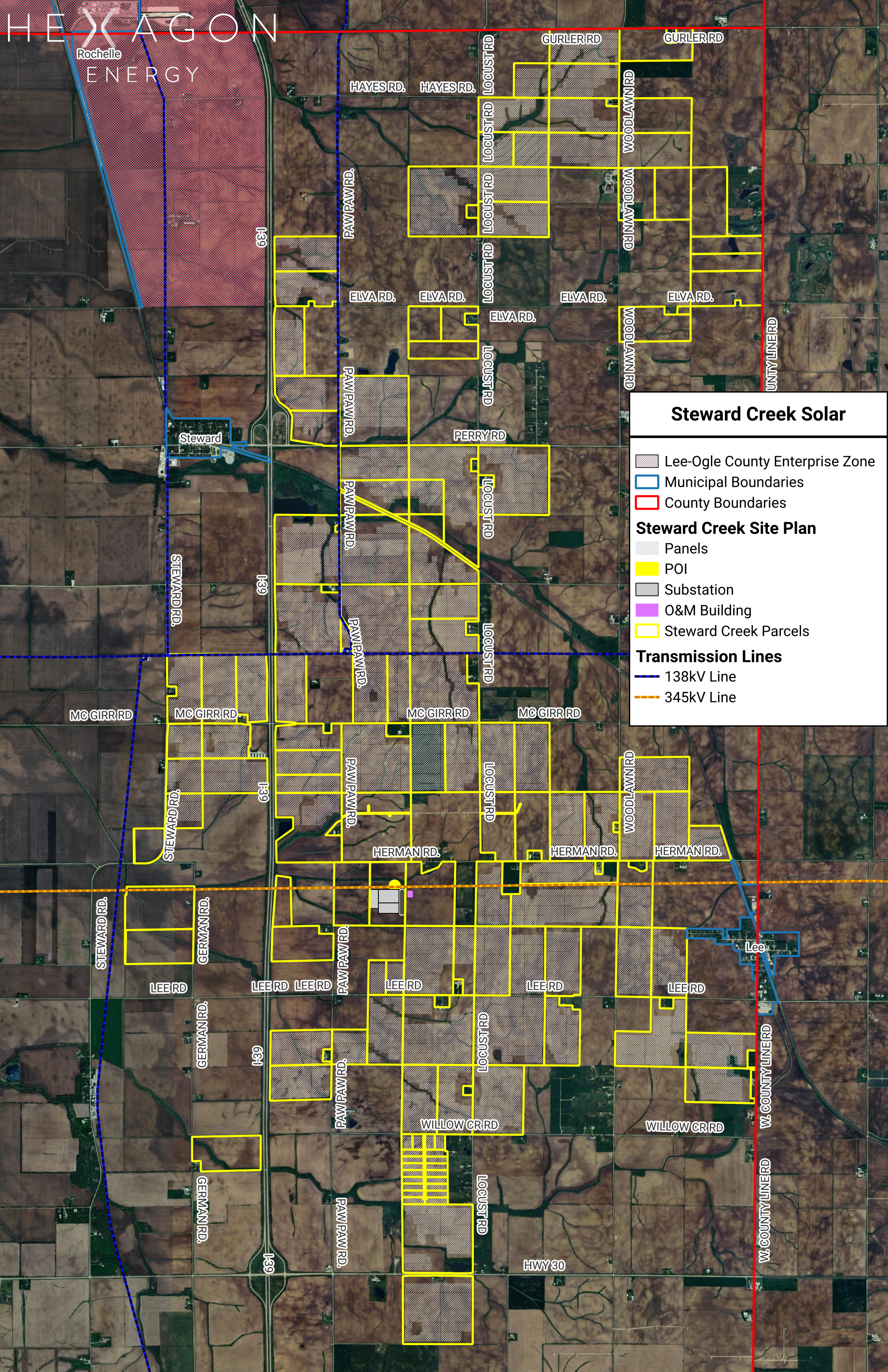
Steward Creek Phase I Site Overview

Permitted Parcels: Seventy (70)
Permitted Acres: 5,997 Acres
Array Footprint: 5,123 Acres

Steward Creek Phase II Site Overview

Permitted Parcels: Sixty-Eight (68)
Acres Under Option: 3,493 Acres
Array Footprint: 3,096 acres





Steward Creek Solar

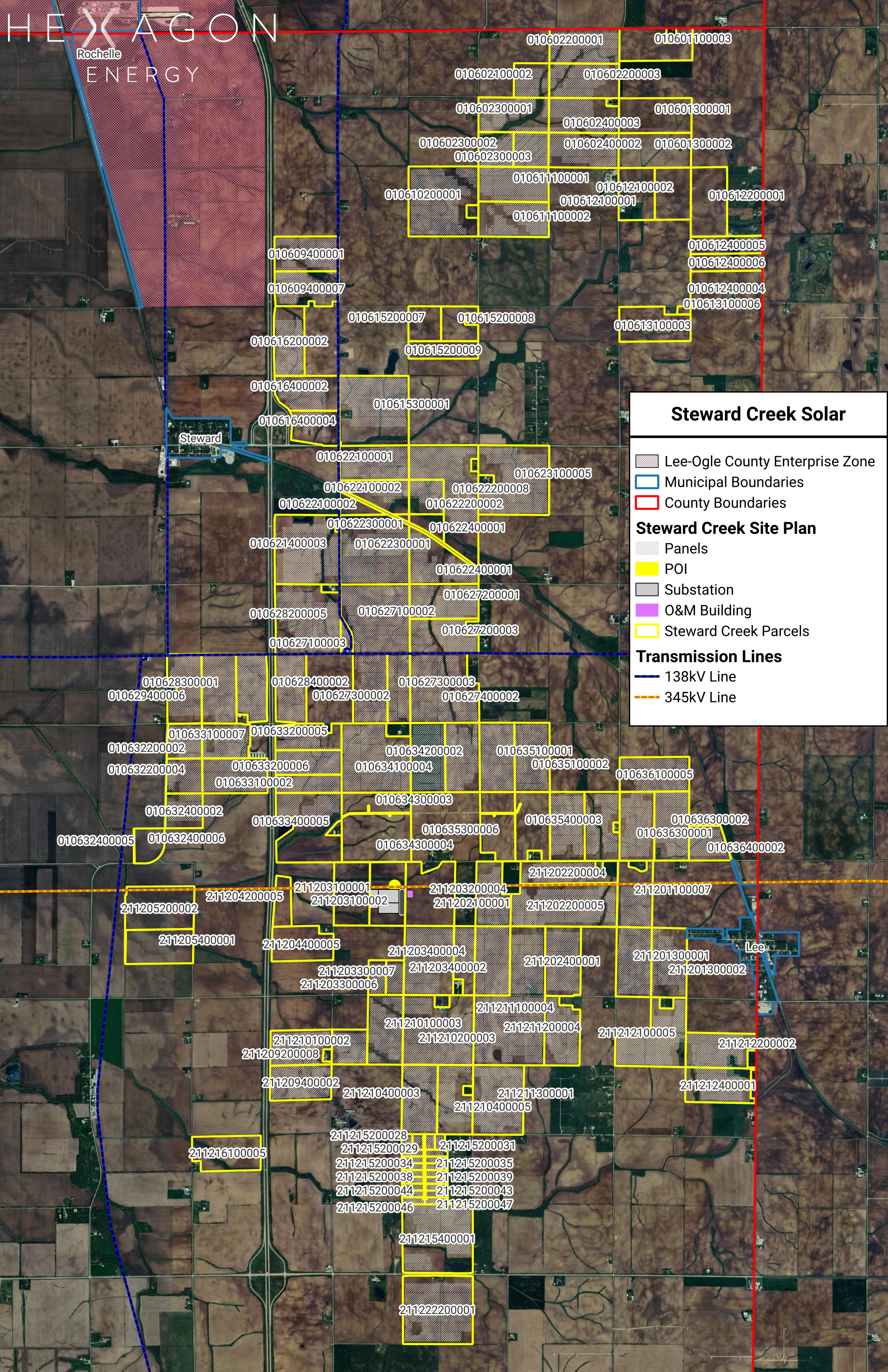
- Lee-Ogle County Enterprise Zone
- Municipal Boundaries
- County Boundaries

Steward Creek Site Plan

- Panels
- POI
- Substation
- O&M Building
- Steward Creek Parcels

Transmission Lines

- 138kV Line
- 345kV Line



Steward Creek Solar

- Lee-Ogle County Enterprise Zone
- Municipal Boundaries
- County Boundaries

Steward Creek Site Plan

- Panels
- POI
- Substation
- O&M Building
- Steward Creek Parcels

Transmission Lines

- 138kV Line
- 345kV Line

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