



Memorandum

To: Members of the Administration and Public Works Committee
From: Lara Biggs, City Engineer
CC: Edgar Cano - Public Works Agency Director; Ike Ogbo - Health and Human Services Director
Subject: Waste Transfer Station Discussion
Date: March 23, 2026

Recommended Action:

Staff will provide an update on Waste Transfer Station (WTS) revenue, expenses, and monitoring.

Council Action:

For Discussion

Summary:

Advanced Disposal Services Solid Waste Midwest, Inc. owns and operates a Waste Transfer Station (WTS) at 1711 Church Street in Evanston. City Council approved the siting of the WTS on October 17, 1983, and, on February 27, 1984, the Illinois Environmental Protection Agency (IEPA) issued a permit. Since then, the property has been continuously permitted by the IEPA to operate as a transfer station. Over time, the WTS became a source of nuisance for the surrounding neighborhood. There have also been concerns about how WTS was compensating the City.

In 2016, the City of Evanston entered into a franchise agreement with Advanced Disposal. This agreement included a cash settlement as well as setting tonnage fees payable to the City of Evanston on a quarterly basis. The cash settlement was \$1,263,248, and tonnage fees vary annually. Exhibit A (attached) lists the annual fees collected.

Initially, the funding went into the General Fund, but this made it difficult to track. The funding was moved to the Sanitation Fund, and because it was being spent on capital improvement projects, it was ultimately moved to the Capital Improvement Fund to improve tracking. On July 11, 2022, the City Council approved 50-R-22, which directed staff to redirect all funding to the Capital Improvement Fund.

WTS Spending Plan:

How to spend the funds was determined by the City Council. On May 14, 2018, the City Council directed that the WTS funds be spent within the area immediately adjacent to the WTS so that the neighbors most impacted would receive the benefit. The two wards most impacted by the WTS operations are the 2nd and 5th wards. At that time, the councilmembers of these wards, Councilmember Robin Rue Simmons and Councilmember Peter Braithwaite, worked with staff to develop and refine a spending plan. Additional public discussion was held at ward meetings for the impacted wards in addition to City Council meetings. On February 18, 2019, the City Council approved the proposed WTS spending plan, which included an initial environmental study and funding for alley improvements in 2019 and 2020, as well as one sidewalk improvement in 2020. All of these projects benefited the area surrounding the WTS. Additional alleys in the WTS area were improved in 2022 and 2023. Exhibit A (attached) includes a list of expenditures that have occurred using WTS funds.

Because spending was primarily on alley improvements, once the initial settlement was spent, host-fee funding needed to accumulate for several years before the next alley could be funded. The last improvement funded by WTS occurred in 2023. Currently, there is \$402,781 that has accumulated.

WTS Inspections (Cook County):

The WTS is permitted by the IEPA, and the Cook County Department of Environment and Sustainability serves as a delegated agency to conduct periodic inspections. Cook County inspects approximately 6 times per year for compliance and complaints. The most recent inspection was conducted in late 2025. A summary of Cook County inspections is shown in the table below:

Year	Routine Inspections	Complaint Inspections	Total
2025	5	2	7
2024	4	1	5
2023	5	1	6
2022	4	0	4
2021	6	0	6

Cook County is also responsible for auditing tonnage reports. Advanced Disposal submits the reports directly to Cook County quarterly. A summary of the annual tonnage reports is shown in the table below.

Year	Weight of Material Received by Transfer Station (Tons)
2025	73,326
2024	85,790
2023	89,837
2022	138,347
2021	139,617

City staff reviewed these tonnage reports and determined that they accurately correlate with the host fees remitted to the City of Evanston by Advanced Disposal Services.

WTS Inspections (City of Evanston):

Separately, City inspections are completed by the Health and Human Services Department. Inspections are performed in response to complaints, mainly received via 311, which are almost always about odor. The number of mainly odor complaints and inspections conducted by the City is shown in the table below.

Year	Complaints/Concerns
2025	0
2024	3
2023	6
2022	2
2021	5

Attachments:

[Exhibit A](#)

WTS Update - Exhibit A
Summary of Revenue and Expenses

Item	Revenues	Expenses	Fund Balance
Host Fee Settlement Amount	\$ 1,263,248		\$ 1,263,248
2018 Host Fee Revenue	\$ 116,507		\$ 1,379,755
2019 Environmental Study		\$ (175,100)	\$ 1,204,655
2019 Alley Project			
- N. of Davis, E. of Dodge			
- S. of Davis, E. of Dodge			
- N. of Grove, E. of Dodge		\$ (536,831)	\$ 667,824
2019 Host Fee Revenue	\$ 103,604		\$ 771,428
2020 Alley Project			
- N. of Church, E. of Darrow (2 alleys)		\$ (155,230)	\$ 616,198
2020 Sidewalk (as part of Alley Project)			
- Lyons, Wesley to West End			
- Lyons, Dodge to East End			
- Ashland, Emerson to Lyons			
- Darrow, Emerson to Lyons		\$ (71,190)	\$ 545,008
2020 Host Fee Revenue	\$ 88,285		\$ 633,293
2021 Host Fee Revenue	\$ 104,713		\$ 738,006
2022 Alley Improvements			
- N. of Lyons, E. of Darrow		\$ (334,393)	\$ 403,613
2022 Host Fee Revenue	\$ 112,625		\$ 516,238
2023 Alley Improvements			
- N. of Lyons, W. of Ashland		\$ (312,623)	\$ 203,615
2023 Host Fee Revenue	\$ 71,872		\$ 275,487
2024 Host Fee Revenue	\$ 68,633		\$ 344,120
2025 Host Fee Revenue	\$ 58,661		\$ 402,781
WTS Funds Available (as of 1/1/26)			\$ 402,781