



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

100 N. Senate Avenue • Indianapolis, IN 46204
(800) 451-6027 • (317) 232-8603 • Fax (317) 233-6647 • www.idem.in.gov

Mike Braun
Governor

Clint Woods
Commissioner

March 25, 2025

VIA ELECTRONIC MAIL

Jon Smith, President
JKES Inc., doing business as Smith Projects
238 N. Main Street
Maxwell, IN 46154
jonsmith@smithprojects.com

Re: Inspection Summary Letter
Vacant Restaurant 82nd Street
Indianapolis, Marion County

Dear Jon Smith:

On March 18, 2025, I myself, a representative of the Indiana Department of Environmental Management (IDEM), Office of Air Quality (OAQ), conducted an inspection of Vacant Restaurant 82nd Street, located at 5458 E. 82nd Street in Indianapolis, Indiana to determine compliance with Indiana's asbestos rules. This inspection was conducted pursuant to IC 13-14-2-2. For your information, and in accordance with IC 13-14-5, a summary of the inspection is provided below:

Inspection Type: Routine Demolition/Renovation Project
Inspection Results: No violations were observed

Please direct any questions to me at (317)234-8646 or by email at ccissell@idem.in.gov.

Sincerely,

Christopher Cissell, Compliance Inspector
Compliance Section 3
Office of Air Quality

ACES ID: 307064

cc: Christopher Cissell, Compliance and Enforcement Branch, Office of Air Quality
Raising Cane's Restaurants, LLC: ATTN – LuAron Foster, Senior Property Development Manager, lfoster@raisingcanes.com
Marion County Health Department: ATTN – Lisa Cauldwell, lcauldwe@marionhealth.org
Indianapolis Department of Business & Neighborhood Services: ATTN – bns.environmental@indy.gov



**INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF AIR QUALITY
ASBESTOS FIELD INSPECTION REPORT**



SITE INFORMATION	
SITE NAME/DESCRIPTION	Vacant Restaurant 82nd Street
SITE LOCATION	5458 E. 82nd Street, Indianapolis, Indiana Marion County

NOTIFICATION INFORMATION			
NOTIFICATION RECEIVED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ORIGINAL DATE RECEIVED: 2/21/2025	
STRIPPING/REMOVAL DATES	12/30/2024 to 1/3/2025	DEMOLITION DATES	3/11/2025 to 3/14/2025
CONTRACTOR INFORMATION	Jon Smith, JKES Inc., doing business as Smith Projects, 238 N. Main Street, Maxwell, IN 46154, Cissell, Christopher		
OWNER INFORMATION	Raising Cane's Restaurants, LLC: ATTN – LuAron Foster, Senior Property Development Manager, lfoster@raisingcanes.com		

INSPECTION INFORMATION			
INSPECTED BY	Christopher Cissell		
INSPECTION DATE AND TIME	March 18, 2025	TIME IN: 1:45pm	TIME OUT: 1:55pm
REPORTED BY	Christopher Cissell	REPORT DATE: 3/20/2025	
INSPECTION OBJECTIVE(S)	<input type="checkbox"/> Renovation <input type="checkbox"/> Emergency Renovation <input type="checkbox"/> Complaint <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Ordered Demolition <input type="checkbox"/> Other:		
ACES TRACKING NUMBER(S)	Notification/General Inspection: 307064		
	Complaint: N/A	Violation/Warning: N/A	
RM TRACKING NUMBER(S)	Complaint: N/A		
PROJECT STATUS	Aegis Environmental removed non-friable asbestos floor tile and/or mastic prior to demolition activity. The notification was revised twice with the most recent revision having been submitted on 3/6/2025 to change the start date of demolition from 3/7/2025 to 3/11/2025 (Attachment).		

PERSONNEL INTERVIEWED				
Name	Company	Title	Phone Number	Email Address
N/A	N/A	N/A	N/A	N/A

OBSERVATIONS			
GENERAL SITE OBSERVATIONS			
Description of area(s) inspected and location of material(s): N/A			
Pre-existing contamination in work area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Contractor equipment on site	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Asbestos removal in progress	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Accreditation cards available for inspection	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
ABATEMENT			
Asbestos removal clearly observed If yes, from where:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Through viewing ports <input type="checkbox"/> By entering enclosures <input type="checkbox"/> Direct observation (No enclosures)
Estimated amounts of RACM removed/disturbed	linear feet cubic feet	square feet % of total	
Abatement method(s) observed:	<input type="checkbox"/> Wetting and stripping <input type="checkbox"/> Glovebag method	<input type="checkbox"/> Unit/Sectional <input type="checkbox"/> Dry	
ISOLATION			
Warning signs displayed outside work area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Objects within work area covered	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Evidence of water in containment	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
ASBESTOS WASTE HANDLING			
Stripped asbestos adequately wet	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Stripped asbestos placed in leak tight wrapping	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Waste bags labeled with generator and warning labels	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Any visible emissions	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
CLEANING			
Work area clear of visible signs of asbestos material	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Plastic sheeting disposed of as asbestos waste	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Area wet wiped/HEPA vacuumed	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Final visual inspection completed	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
STORAGE			
Material remaining on site securely stored	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Warning signs/labels posted outside storage area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
ASBESTOS WASTE DISPOSAL			
Waste disposed of at an approved landfill	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> N/A
Name and location of landfill	N/A		
ACM AMOUNTS			
If violation(s) noted, estimated amount of ACM involved:	N/A		
ADDITIONAL COMMENTS			
At the time of the inspection, the demolition of the vacant restaurant had been completed, and an excavator was observed loading concrete debris into the back of a dump truck (Photo 1). A small skid steer was seen driving a little fast along the property, which was creating a bit of dust that did not become fugitive at that time.			

SAMPLE INFORMATION					
Sample ID	Photo No.	Sample Location/Description	Chain of Custody Complete	Sent to Lab	Results
N/A	N/A	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	...	N/A
ADDITIONAL SAMPLING COMMENTS					
N/A					

INSPECTION FINDINGS	
<input checked="" type="checkbox"/> No violations were observed or determined at the time of the inspection.	
<input type="checkbox"/> The following violations were determined at the time of the inspection:	
RECOMMENDED ACTION	Issue inspection summary letter.
EXIT INTERVIEW	An exit interview was not conducted because I did not speak with anyone at the site.

ATTACHMENTS	
<input type="checkbox"/> None <input checked="" type="checkbox"/> Notification(s) <input type="checkbox"/> List of licensed personnel <input type="checkbox"/> Other:	

SUPPORTING DOCUMENTATION

Photo No. 1



Site Name:	Vacant Restaurant 82nd Street
Photographer:	Christopher Cissell, IDEM, Office of Air Quality
Date and Time:	March 18, 2025 , 1:46pm
Others Present:	N/A
Description:	An excavator was observed loading a chunk of concrete debris into the back of a dump truck.



NOTIFICATION OF DEMOLITION AND RENOVATION OPERATIONS

PICDAE

I Tel TI III

TYPE OF NOTIFICATION (check A): <input type="checkbox"/> Original <input checked="" type="checkbox"/> Revised <input type="checkbox"/> Canceled <input type="checkbox"/> Courtesy	
II. FACILITY INFORMATION	
AF / O _p AF Raising Cane's Restaurants, LLC	
Address: 6800 Bishop Rd	City: Plano PDC TX 75024
A LuAron Foster	Telephone: 972-769-3100 T AI
II AEA VA Aegis Enviromental	v JKES Inc. dba Smith Projects
I 1013 N. Bluff Rd.	INN 238 N. Main St.
D y: Greenwood P IN e 46142	v y Maxwell State: IN ZIP: 46154
A IC Matt Long Telephone: 317-833-9000	Contact: Jon Smith Telephone: 317-326-8000
ECNL	E-mail: jonsmith@smithprojects.com
I ORA IA ETAF 19A01622 ExpOFC 10/7/24	
R II Tl p Terracon	e jA AIN g _s AF Shremshock
Address: 7770 W. New York St.	Address: 7775 Walton Pkwy, Suite 250
City: Indianapolis PD IN ZIP: 46214	y New Alban/ P OH e 43054
A Jason Wallace ATA _p 317-273-1690	AsIC Patrick O'Donovan A pAA 614-545-4550
EC	CNL
IN License Number: 19A009625 Expiration: 10/7/24	IN License Number: PE11800632 Expiration: 10/4/24
III. TYPE OF OPERATION	
AE <input type="checkbox"/> Renovation <input type="checkbox"/> Ordered Demolition <input type="checkbox"/> Emergency Renovation <input type="checkbox"/> Intentional Burning	
IV. IS ASBESTOS PRESENT? AI I	
V. PROCEDURES / ANALYTICAL METHODS USED TO DETECT THE PRESENCE AND AMOUNT OF ASBESTOS MATERIALS	
Hired licensed asbestos inspector	
VI. APPROXIMATE AMOUNT OF ASBESTOS TO BE REMOVED AND/OR NOT TO BE REMOVED	
	A IV DATA FAEAA IA IITA/DA/ C A A AEA IA II CIA NOT DATAFAEA CA gA CA gAry CDM _g Ary VCIA _g Ary
e _p AI (Ln. Ft.)	
Surface Area (Sq. Ft.)	6840
Total Volume (Cu. Ft.)	
AIC CEAI ATA A C C AE AFA TAT A CFM&L TADA EAC pMOA y	6840
VII. SCHEDULED DATE OF STRIPPING REMOVAL P (m/m/dd/yy) 12/30/24 TN (m/m/dd/yy) 01/03/25	
VIII. SCHEDULED DATES OF RENOVATION DEMOLITION	
Renovation Start (m/m/dd/yy):	End (m/m/dd/yy):
Demolition Start (m/m/dd/yy): 3/11/25	End (m/m/dd/yy): 3/14/25
IX. FACILITY DESCRIPTION	
SL g IC Vacant Retail building	
MM I 5458 E. 82nd St.	
D y Indianapolis	State: IN A Marion
CD A AC SD O (including floor and room numbers):	Entire Building
P (Sq. Ft.): 7,000	I LAA 1 I g ic unknow
M M vacant	OA restaurant

X. DESCRIPTION OF PLANNED DEMOLITION OR RENOVATION WORK, METHODS/TECHNIQUES TO BE USED, AFFECTED FACILITY COMPONENTS AND TYPE OF MATERIAL REMOVED	
L, A, C, .OTNAABA, .OI LOLA ABC, J,	
XI. DESCRIPTION OF WORK PRACTICES AND ENGINEERING CONTROLS TO BE USED TO PREVENT EMISSIONS OF ASBESTOS AT THE SITE; INCLUDING ASBESTOS STRIPPING, REMOVAL AND WASTE HANDLING PROCEDURES TO PREVENT NONFRIABLE ASBESTOS MATERIAL FROM BECOMING FRIABLE IN THE COURSE OF THE PROJECT	
A, L, L, ., ., .	
XII. DESCRIPTION OF PROCEDURES TO BE FOLLOWED IN THE EVENT UNEXPECTED ASBESTOS IS FOUND OR PREVIOUSLY NONFRIABLE ASBESTOS MATERIAL BECOMES CRUMBLED, PULVERIZED, OR REDUCED TO POWDER	
IF, J,F /T,CTJ,UV DA.I . ELA, .A AB L,	
XIII. ASBESTOS WASTE TRANSPORTER	XIV. ASBESTOS WASTE DISPOSAL SITE
N/A	N/A
AA	U,
/TE	/AB,AB, DG
/T,	/TEAB
B	/T,AB,LAB
	X
XV. ORDERD DEMOLITIONS	
	A, .U, .T, . E (mm/dd/yy):
/T,TYF,AB	l, .XTY,ET
.OAB	A,AB,, .F.,F (mm/dd/yy):
XVI. EMERGENCY RENOVATIONS	
A (mm/dd/yy) ., T,	
A,ANF ., AU,, U,	
. J L, . NA, A, .ELLA, UJ, N, ., .TY,	
XVII. CERTIFICATION STATEMENT AND SIGNATURE BY OWNER / OPERATOR	
RH, BE /T, B H, BBKB Q, L BK .B; Q / T, T A B DDH H / ; A I L A	
P,AW D ,MGSD /T,E ;A, G M /T, B E, A MH BHB LPD,BA ;A,K;AHJ I; K;A, TB	
H, B . . M I, / T/T,IGS /RS E, X,D KB /D A /T L R.H. /	
TY,F .F,F,F	A, (mm/dd/yy): 3/6/25 kmedlin@smithprojects.com
Jon Smith	IEC, President
.TY,U .N,F (Printed)	