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Chicago Taps Brakes on Gentrification With a Tax on Teardowns.

With multi-unit dwellings giving way to single-unit homes, Logan Square leaders pushed for measures to keep the neighborhood's Latino population in place.

Right next to the California stop on Chicago's Blue Line, one-bedroom apartments in a new luxury building start north of $2,000 a month. Recently built single-family homes on adjacent streets frequently go for $1 million or more. Coffee shops and craft breweries have become neighborhood staples.

Scattered throughout: taquerias marked with a single dollar sign on Google Maps, and traditional duplexes and triplexes. These multi-unit dwellings have housed members of Logan Square's Latino population since a wave of immigration in the 1960s, but lately the flow has gone in the opposite direction. The Latino population in the neighborhood has diminished to 36% from 65% in 2000, according to the US Census Bureau, as wealthy, and often White, residents find appeal in the area's trendy businesses and proximity to The 606, a 2.7-mile railway-turned-walking and biking path that opened in 2015.

"Living in a gentrifying neighborhood is like living with a live and open wound," said Christian Diaz, who was born in Mexico but has called Logan Square home for most of his life. "It turns our streets into an emotional minefield because it just seems like our neighborhood is valuable now because White people want to live here. And it wasn't before, because it was predominantly Latinx."

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