

THE NOVEMBER EDIT

JUST LANDED

CHICAGO

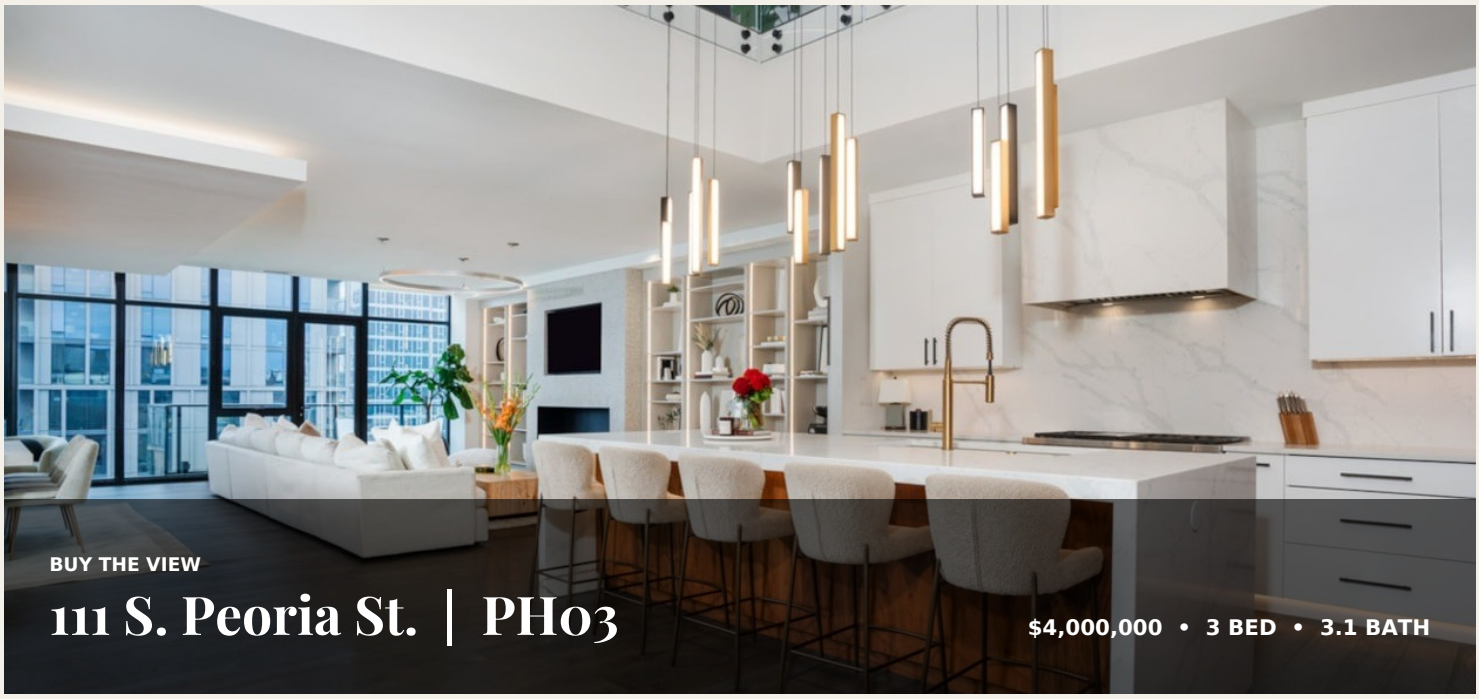
Chicago, lit up.

The reservation to make, the first lights of the season and the homes worth knowing before the year winds down.

GIBSONS TAVERN / ETHOS MEDSPA / HOMES TO KNOW

Photo: Choose Chicago / Davis Harrison Dion

Buy the view. Rent the view.



BUY THE VIEW

111 S. Peoria St. | PH03

$4,000,000 • 3 BED • 3.1 BATH

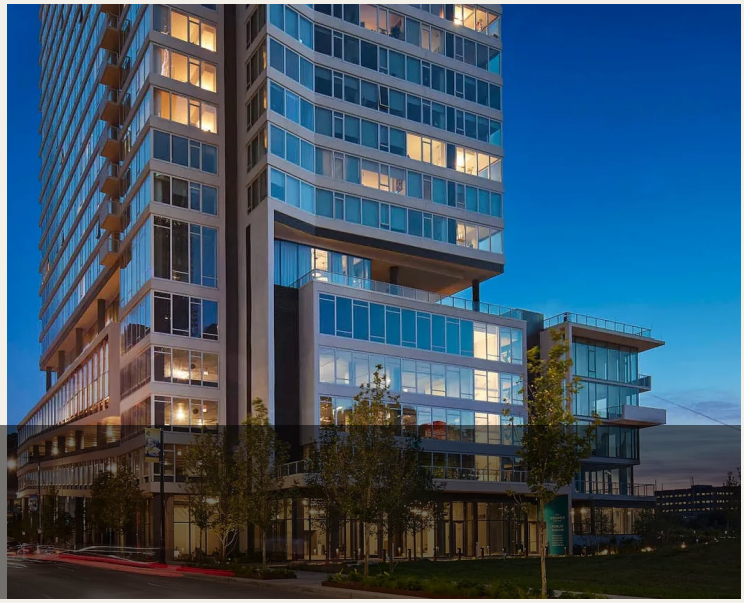
A 3,701-square-foot West Loop penthouse built for arrival: a double-height foyer, floating staircase, statement chandelier and a sky lounge that opens to private outdoor space. Two heated, EV-ready parking spaces complete the package.

SEE THE PENTHOUSE



RENT THE VIEW

The Cooper | 720 S. Wells



Studios from $2,199/month. The move-in fee is waived — $375 per person — when you apply within 48 hours of touring. Ask Lauren to confirm eligible homes, move-in dates and your total lease cost.

EXPLORE THE COOPER

A NOTE FROM LAUREN

Before the calendar fills.



November always feels like the pause before the calendar fills and the city slips fully into holiday mode. This year, it also marks the final few weeks of my thirties. As I prepare to enter a new decade, I've been thinking about how much where we live shapes the life we create — the tables we gather around, the plans we say yes to and the people we invite in.

Consider this issue your invitation to enjoy Chicago as it lights up.

THE RESERVATION

Gibsons Tavern

OPENS TUESDAY, NOVEMBER 17 • 925 W. FULTON MARKET

The Gibsons Restaurant Group brings its polished Chicago energy to Fulton Market with a new tavern built around classic hospitality. Put it on the list now; reservations have not yet been released.

PLAN YOUR VISIT

Photo: Gibsons Tavern

The first lights.



FRIDAY, NOVEMBER 13

Lightscape returns

The Chicago Botanic Garden’s illuminated trail is back through January 3. Go for the iconic light tunnel, immersive installations and a night that feels like a clean break from the city.

GET LIGHTSCAPE TICKETS



SEE THE FESTIVAL DETAILS

SATURDAY, NOVEMBER 21

The Magnificent Mile Lights Festival

Photos: Chicago Botanic Garden; The Magnificent Mile / Vito Palmisano

THE BUILDING BEHIND THE VIEW

The reserve rule buyers should know now.

FOR LOAN APPLICATIONS DATED JANUARY 4, 2027 OR LATER

A condo budget will need to allocate at least 15% of dues income to reserves — up from 10% — under updated Fannie Mae and Freddie Mac guidance.

The test keys off the application date, not the closing date. Full budget review has also been required since the short-form review retired on August 3, 2026.

A building may still qualify through a recent independent reserve study funded at its highest recommended level.

WHY IT MATTERS

Beautiful finishes can sell the unit. The building's budget can decide whether the buyer can finance it.



THE SMARTER SHOWING

Four questions for management.

01 **What percentage of annual dues is budgeted for reserves?**

02 **When was the last independent reserve study completed?**

03 **Is the association funding the study’s highest recommendation?**

04 **Are special assessments, deferred maintenance or major projects under discussion?**

Ask for the budget and reserve study early. The strongest offer is the one made with a clear view of both the home and the building behind it.

THE BEAUTY APPOINTMENT

Ethos Medspa

A River North beauty address.

ethos
medspa

RIVER NORTH • 213 W. INSTITUTE PLACE, SUITE 306

Ethos Medspa's Chicago menu includes Botox, Dysport, Jeuveau, dermal fillers and wellness injections including B12, glutathione and NAD+.

If you have been curious about a treatment, begin with a consultation to discuss your goals, timing and whether the approach feels right before booking.

EXPLORE ETHOS CHICAGO

Ethos service details and location: ethosmedicalspa.com

THE WELLNESS BOOKING

Float. Breathe. Reset.

Floating Frequencies

HAMILTON LAKES ATHLETIC CLUB • ITASCA

This immersive floating sound bath layers guided breathwork, crystal and alchemy bowls, chimes and ocean drums while guests rest on the water. It is the rare wellness plan that feels transportive before you have even left the suburbs.

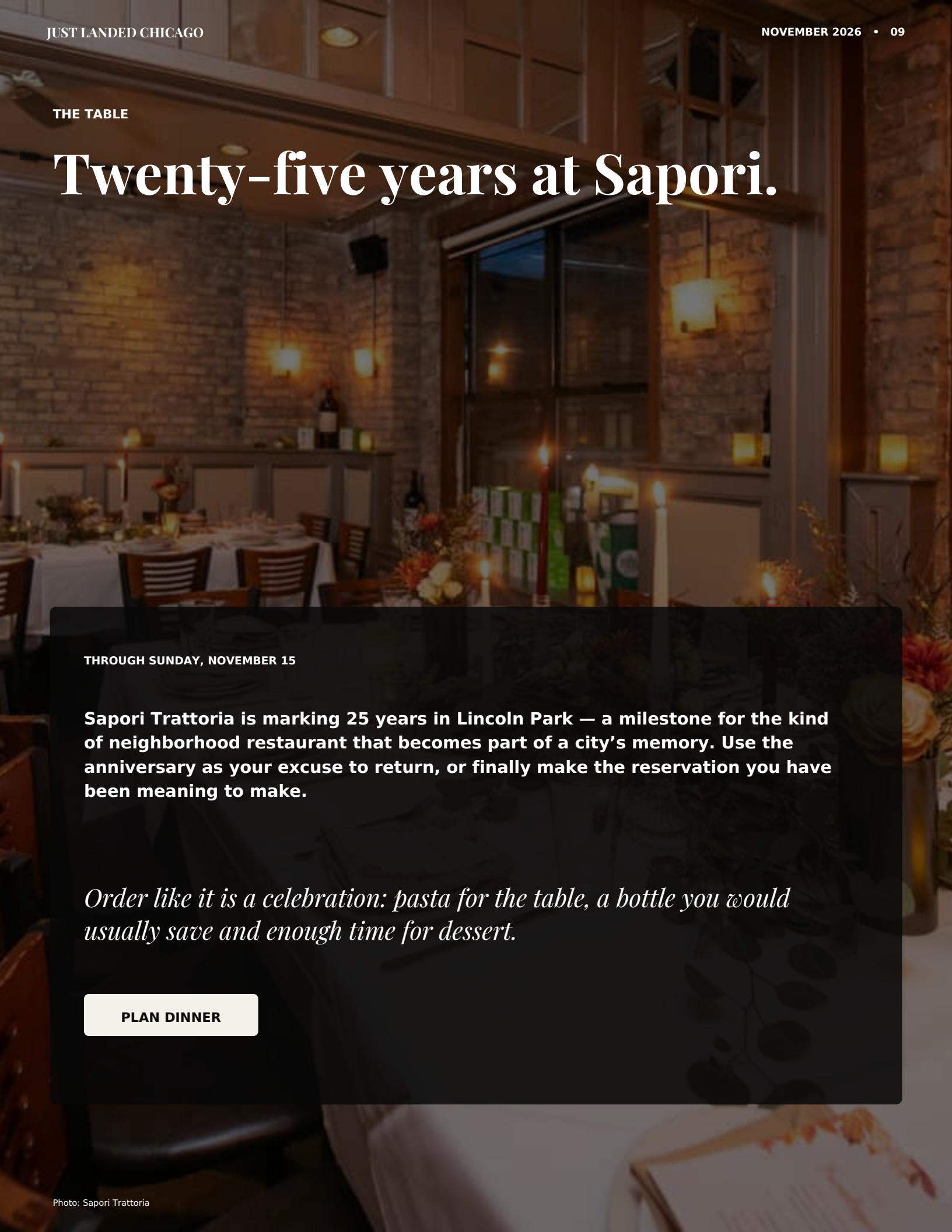
Next bookable sessions: Saturday, December 12 at 8 p.m. and Saturday, January 2 at 8 p.m. Availability is live and may change.

RESERVE A FLOAT

Photo: Floating Frequencies / Eventbrite

THE TABLE

Twenty-five years at Sapori.



THROUGH SUNDAY, NOVEMBER 15

Sapori Trattoria is marking 25 years in Lincoln Park — a milestone for the kind of neighborhood restaurant that becomes part of a city's memory. Use the anniversary as your excuse to return, or finally make the reservation you have been meaning to make.

Order like it is a celebration: pasta for the table, a bottle you would usually save and enough time for dessert.

PLAN DINNER

Photo: Sapori Trattoria

THE SECOND STOP

Stay out a little longer.



Sifr Café

The casual sibling to Sifr makes an easy second stop: coffee, pastries and Middle Eastern flavors without turning the night into another full reservation.

For the night that deserves one more stop.

SEE SIFR CAFÉ

THE SHORT LIST

Eight reasons to leave the house.

NOV 11–15	Sapori Trattoria celebrates 25 years
NOV 13	Lightscape opens at Chicago Botanic Garden
NOV 14–15	Randolph Street Holiday Market
NOV 17	Gibsons Tavern opens in Fulton Market
NOV 20	ChristkindlImarket opens
NOV 20	Chicago Christmas Tree lighting, Millennium Park
NOV 20	ZooLights opens at Lincoln Park Zoo
NOV 21	Magnificent Mile Lights Festival



See you around the city,

Lauren Ward

BERKSHIRE HATHAWAY HOMESERVICES CHICAGO • THE DOWELL GROUP

justlandedchicago.com

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