

Wonder Center History

February 1929 – The development and building of a “giant” man-made lake named WONDER LAKE in northern Illinois officially began and utilized the water of the Nippersink Creek Watershed in its formation. The dam and spillway were finished in October and the first drops of water went over the dam one year later in February 1930.

October 1930 – The survey of Wonder Center Unit #1 which consisted of 250 lots was finally completed and the title with plat was recorded on November 4. It was on that day; Wonder Center became the first subdivision of Wonder Lake. With its lots, the design included a private beach and private park area for the subdivision property owners.

October 1934 – The survey of Wonder Center unit #2 which consisted of 357 lots on approximately 42 acres including four blocks consisting of 64 lots each (sized 25'x100') was designed and submitted. The plat was recorded and also included a waterfront separate lot for use by the subdivision property owners.

The overall subdivision is bordered on the south by Hancock Drive and on the north by Oak Street. As the lake shoreline is the western border, the area extends east to East Wonder Lake Road and consists of a total of 607 original lots.

August 29, 1940 – Wonder Center Property Owners Association Inc. (WCPOA) with a board of 9 directors was officially established and recorded in Illinois. Its primary charter is to manage and maintain the business and properties of the subdivision.

September 1965 – Master Property Owners Association (MPOA), whose job it is to manage the lake and dam structures, was officially established. WCPOA then became one of the original founding members of the MPOA. The MPOA consists only of the surrounding properties of Wonder Lake that have actual deeded access to the lake, which by original design, is a private lake today. WCPOA membership has 7 votes on the MPOA board of directors.

Today, WCPOA lots include a portion of the business district along the north side of Hancock Drive, a portion of East Wonder Lake Road, and a portion of East Lake Shore Drive. In 2024 this area was annexed to the actual Village of Wonder Lake while the remainder of Wonder Center still is unincorporated.